

From: [Freitas, Gabriela](#)
Cc: [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Herrera, Miriam](#)
Bcc: [John Stuart](#); [Linsey Lovell](#); [COLLINS PARK](#); [Elizabeth Camargo](#); [haskelhp01@gmail.com](#); [rp.hollingworth@gmail.com](#); [Mitch Novick](#)
Subject: FW: Subject: Objection to Demolition – 1826 Collins Avenue (HPB25-0650)
Date: Monday, June 16, 2025 5:55:00 PM
Attachments: [image001.png](#)

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,

MIAMIBeach

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PLANNING DEPARTMENT
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From: Arthur Mahoney <Muse41@aol.com>
Sent: Wednesday, June 11, 2025 4:17 PM
To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Tackett, Deborah <DeborahTackett@miamibeachfl.gov>; Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>; Madan, Rogelio <RogelioMadan@miamibeachfl.gov>; Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>
Cc: Meiner, Steven <StevenMeiner@miamibeachfl.gov>; KristinRosenGonzalez@miamibeachfl.gov; Dominguez, Laura <Laura@miamibeachfl.gov>; Fernandez, Alex <Alex@miamibeachfl.gov>; Bhatt, Tanya <Tanya@miamibeachfl.gov>; Suarez, David <David@miamibeachfl.gov>; Magazine, Joe <Joe@miamibeachfl.gov>
Subject: Subject: Objection to Demolition – 1826 Collins Avenue (HPB25-0650)

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To Whom It May Concern,

I reside at 1800 Collins Avenue and strongly oppose the proposed demolition of 1826 Collins Avenue under HPB25-0650. This demolition threatens the safety, health, and stability of our building and the surrounding neighborhood.

Structural Risk: Full demolition will produce vibrations that may crack our walls, unsettle our foundation, and cause long-term structural damage—repairs that would be costly and disruptive.

Health Impact: Our building houses elderly residents, children, and others vulnerable to the dust and debris that such projects create. We are already surrounded by ongoing construction; this would worsen an already unhealthy and exhausting situation.

Quality of Life: Years of excessive demolition and construction at The Raleigh complex, the Shelborne, and the Shore Club, and other properties have made the area nearly unlivable—constant noise, dust, and blocked access have degraded our neighborhood. Our access to the beach was lost for an extensive period. We've lived through pile-drivers, construction at early hours, and

Property Rights: When the current structure at 1826 was approved, we agreed—under condition—that the south wall of that property would serve as our building's north boundary wall. That agreement must be honored. We do not consent to its removal.

Economic Impact: Our local hotels and businesses will suffer from the disruptions caused by demolition, jeopardizing jobs and livelihoods.

There is no justification for demolition. The existing building already houses a functional restaurant and could be adapted for community-serving uses—shops, a gym, or other local amenities.

We were promised construction limits. It's time those promises were kept.

Please deny the proposed demolition of 1826 Collins Avenue.

Thank you for your attention to this important matter.

Sincerely,

Arthur L. Mahoney
1800 Collins Avenue.