

**From:** [Herrera, Miriam](#)  
**Cc:** [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Freitas, Gabriela](#)  
**Subject:** FW: OPPOSITION LETTERS - 1826 Collins Ave Demolition  
**Date:** Wednesday, June 11, 2025 12:14:03 PM  
**Attachments:** [dai5 with signature.pdf](#)  
[jonmito with signature.pdf](#)  
**Importance:** High

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Hello, bcc'd Board members and Staff

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

## MIAMIBEACH

**Miriam Herrera**  
**Office Associate V**

PLANNING DEPARTMENT

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**From:** Chiara Fioroni <[cfioroni@cinottistone.com](mailto:cfioroni@cinottistone.com)>

**Sent:** Wednesday, June 11, 2025 11:52 AM

**To:** [Meiner, Steven](#) <[StevenMeiner@miamibeachfl.gov](mailto:StevenMeiner@miamibeachfl.gov)>; [KristinRosenGonzalez@miamibeachfl.gov](#); [Dominguez, Laura](#) <[Laura@miamibeachfl.gov](mailto:Laura@miamibeachfl.gov)>; [Fernandez, Alex](#) <[Alex@miamibeachfl.gov](mailto:Alex@miamibeachfl.gov)>; [Bhatt, Tanya](#) <[Tanya@miamibeachfl.gov](mailto:Tanya@miamibeachfl.gov)>; [Suarez, David](#) <[David@miamibeachfl.gov](mailto:David@miamibeachfl.gov)>; [Magazine, Joe](#) <[Joe@miamibeachfl.gov](mailto:Joe@miamibeachfl.gov)>; [Mooney, Thomas](#) <[ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)>; [Freitas, Gabriela](#) <[GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)>; [Madan, Rogelio](#) <[RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)>; [Herrera, Miriam](#) <[MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)>; [Tackett, Deborah](#) <[DeborahTackett@miamibeachfl.gov](mailto:DeborahTackett@miamibeachfl.gov)>

**Subject:** OPPOSITION LETTERS - 1826 Collins Ave Demolition

You don't often get email from [cfioroni@cinottistone.com](mailto:cfioroni@cinottistone.com). [Learn why this is important](#)

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Please see attached.

regards,

Chiara Fioroni (LL.M)

NEOCONSULTING LLC

11 Broadway, Suite 368  
New York, NY 10004

Tel: 212-825-0489  
Fax: 646-478-9147

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NEOCONSULTING LLC  
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**JONMITO LLC**  
**1800 Collins Avenue, apt. 10F**  
**Miami Beach, FL 33139**

Via email:

Mayor Steven Meiner: [stevenmeiner@miamibeachfl.gov](mailto:stevenmeiner@miamibeachfl.gov)

Commissioners:

Kristen Rosen Gonzalez: [KristinRosenGonzalez@miamibeachfl.gov](mailto:KristinRosenGonzalez@miamibeachfl.gov)

Laura Dominguez: [Laura@miamibeachfl.gov](mailto:Laura@miamibeachfl.gov)

Alex J Fernandez: [Alex@miamibeachfl.gov](mailto:Alex@miamibeachfl.gov)

Tanya K. Bhatt: [Tanya@miamibeachfl.gov](mailto:Tanya@miamibeachfl.gov)

David Suarez: [DavidSuarez@miamibeachfl.gov](mailto:DavidSuarez@miamibeachfl.gov)

Joseph Magazine: [Joe@miamibeachfl.gov](mailto:Joe@miamibeachfl.gov)

Planning Department:

Thomas Mooney, Planning Director [ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)

Gabriela Freitas: [GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)

Rogelio A. Madan, Design Review Board: [RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)

Miriam Herrera: [MiriamHerrera@miamibeachfl.gov](mailto:MiriamHerrera@miamibeachfl.gov)

Planning Department, Historic Preservation and Architecture Officer:

Deborah Tackett [DeborahTackett@miamibeachfl.gov](mailto:DeborahTackett@miamibeachfl.gov)

June 10, 2025

**Re: Proposed Demolition at 1826 Collins Avenue (HPB25-0650)**

To Whom It May Concern:

This letter is submitted by an owner of 1800 Collins Avenue to express significant opposition to the proposed demolition of the structure located at 1826 Collins Avenue, referenced under file number HPB25-0650. The demolition poses substantial risks to the structural integrity of our building, the health and welfare of our residents, the overall quality of life in the neighborhood, the integrity of adjacent properties, and the viability of local businesses.

Our concerns are detailed as follows:

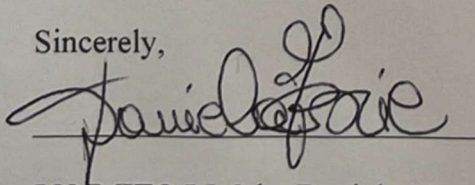
- **Structural Integrity:** The vibrations generated by a full demolition present a grave risk to the structural stability of 1800 Collins Avenue. Such vibrations are highly likely to induce cracking in walls, foundation settlement, and other significant structural damage, necessitating extensive and costly repairs.

- **Public Health Concerns:** Our building houses a vulnerable population, including elderly individuals and children, who are already adversely affected by continuous noise, vibration, and dust from ongoing construction and demolition activities in the vicinity. The proposed demolition of 1826 Collins Avenue will exacerbate these conditions, leading to severe health concerns related to airborne dust and debris.
- **Quality of Life Deterioration:** Residents have endured a prolonged period of excessive demolition and construction, which has severely degraded the quality of life in our neighborhood. The pervasive noise and dust render balconies and open windows unusable, transforming our once pleasant environment into a perpetual construction zone. This constant disruption, coupled with ground vibrations and frequent loss of street access, has created an almost uninhabitable living situation.
- **Property Rights and Easements:** During the previous proposal for a restaurant/robotic garage at 1826 Collins Avenue, a 10-foot side setback waiver was granted to accommodate machinery. As part of that arrangement, we agreed to the replacement of the north wall of our property with the exterior of the south wall of the 1826 structure, with the express understanding that this new wall would serve as our accessible north wall. The removal of this essential structural element is unacceptable and constitutes a significant encroachment upon our property rights. A wall on the north side of our property is indispensable.
- **Economic Impact on Local Businesses:** The sustained noise and dust pollution resulting from the proposed demolition will significantly disrupt nearby hotels, impairing the enjoyment of their rooms, restaurants, and pool areas. This will inevitably lead to a reduction in business, potentially jeopardizing the livelihoods of our valued local establishments.

For these compelling reasons, I respectfully urge the denial of permission for the proposed demolition of 1826 Collins Avenue.

As a viable alternative: instead of demolition, the existing structure, which currently houses a functioning restaurant, could be redeveloped to incorporate retail spaces, a fitness center, or other commercial ventures that would complement and enhance the neighborhood, rather than detract from its habitability.

I appeal to your office to safeguard the well-being of the long-term residents of this neighborhood, who have cherished and maintained this community long before its current development trends. There is no justifiable necessity for this demolition. We request your assistance in preserving our community.

Sincerely,  
  
JONMITO LLC by Daniela Mesrie  
Owner at 1800 Collins Avenue

**DANI5 LLC**  
**1800 Collins Avenue, apt. 10E**  
**Miami Beach, FL 33139**

Via email:

Mayor Steven Meiner: [stevenmeiner@miamibeachfl.gov](mailto:stevenmeiner@miamibeachfl.gov)

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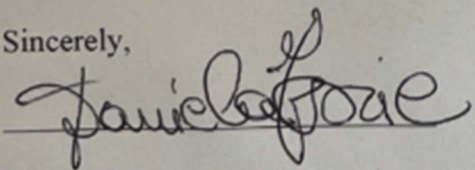
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Owner at 1800 Collins Avenue