

From: [Freitas, Gabriela](#)
Cc: [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Freking, Jessica](#); [Herrera, Miriam](#)
Bcc: ["john.a.stuart@gmail.com"](#); ["linseylovell.hpb@gmail.com"](#); ["COLLINS PARK"](#); ["elizc@ecamargodesign.com"](#); ["haskelhpb01@gmail.com"](#); ["rp.hollingworth@gmail.com"](#); ["Mitch Novick"](#)
Subject: FW: 1826 Collins Avenue Demolition
Date: Thursday, June 5, 2025 4:50:00 PM
Attachments: [Scansione 43.pdf](#)
[Scansione 44.pdf](#)
[image001.png](#)

Hello bcc'd Board members and Staff,

Please see attached and below public comment letter. 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.26302

www.miamibeachfl.gov

[MB magazine](#) | [MBTV](#) | [E-subscribe to newsletters](#)

[Facebook: CityofMiamiBeach](#) | [X: MiamiBeachNews](#) | [Instagram: MiamiBeachNews](#) | [YouTube: CityofMiamiBeach](#)

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

[It's easy being Green! Please consider our environment before printing this email.](#)

From: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Sent: Thursday, June 5, 2025 8:56 AM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: FW: 1826 Collins Avenue Demolition

Hi Gaby,

More public comment for HPB25-0650. Can you please forward to the HPB members and upload?

Thanks!

MIAMIBEACH

Debbie Tackett, *Historic Preservation & Architecture Officer*
PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 786.394.4257 www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

It's easy being Green! Please consider our environment before printing this email.

From: Laura Sobacchi <laura.sobacchi@gmail.com>

Sent: Wednesday, June 4, 2025 1:56 PM

To: 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>; Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Freitas,
Gabriela <GabrielaFreitas@miamibeachfl.gov>; Madan, Rogelio
<RogelioMadan@miamibeachfl.gov>; Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>;
Tackett, Deborah <DeborahTackett@miamibeachfl.gov>

Subject: 1826 Collins Avenue Demolition

Some people who received this message don't often get email from laura.sobacchi@gmail.com.

[Learn why this is important](#)

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

Re: **HPB25-0650** (1826 Collins Avenue)

To Whom It May Concern,

I live at 1800 Collins Avenue and I am writing to share my concerns about the proposed demolition of 1826 Collins Avenue. This demolition would not only endanger the welfare of our building, but would also harm the broader neighborhood in the following ways:

Structural Safety: The vibrations of a full demolition will pose significant structural risks to our building. The vibrations will cause cracks in the walls, foundation settlement, and other structural problems that will require expensive and agonizing repairs.

Health Concerns: Our building has elderly people, children, and other vulnerable people who suffer from the daily noise, vibration, and dust from constant demolition/construction on every side of us. We are deeply concerned about the health problems that will be caused by the dust and debris from demolition of 1826 Collins Avenue.

Quality Of Life: We have been subjected to constant excessive demolition/construction in recent years. It has become unpleasant to use our balconies and to open our windows due to the noise and the dust that fills the air. Our once lovely and comfortable neighborhood has looked like a war zone for years. Our quality of life has deteriorated because of too much noise, dust, ground vibrations, and oftentimes by loss of street access.

Our Property: When the restaurant/robotic garage was proposed at 1826 Collins, the required 10 ft. side setback was waived to accommodate the machinery and cars. We were asked and agreed to allow the wall on the north side of our property to be replaced by the outside of the south wall of the 1826 structure. We agreed on the condition that the outside of the 1826 south wall would be considered our north wall, which we could use as needed. We must have a wall on the north side of our property - we do not accept having that wall removed.

Local Businesses: If demolition of 1826 Collins is allowed, our nearby hotels will lose business because the noise and dust will prevent enjoyment of their rooms, restaurants, and pool areas. We enjoy our local businesses and do not want to see them forced to close.

For these reasons, I beg you to deny permission for the proposed demolition of 1826 Collins Avenue.

A Viable Alternative Plan: There is already a working restaurant in this building. Instead of demolishing this building, it would be better and safer for the neighborhood if the rest of the building were to be turned into shops, a gym, or any other sort of business that would benefit our neighborhood instead of making our neighborhood barely habitable.

Who protects the people who live here - the people who have lived here and loved our neighborhood since before it became trendy, since before it became a target for developers who do not live here? There is no need to demolish this building. Please help us.

Sincerely,

Olivera Sobacco

SOBIMES LLC Apt. 7E-7F

Re: **HPB25-0650** (1826 Collins Avenue)

To Whom It May Concern,

I live at 1800 Collins Avenue and I am writing to share my concerns about the proposed demolition of 1826 Collins Avenue. This demolition would not only endanger the welfare of our building, but would also harm the broader neighborhood in the following ways:

Structural Safety: The vibrations of a full demolition will pose significant structural risks to our building. The vibrations will cause cracks in the walls, foundation settlement, and other structural problems that will require expensive and agonizing repairs.

Health Concerns: Our building has elderly people, children, and other vulnerable people who suffer from the daily noise, vibration, and dust from constant demolition/construction on every side of us. We are deeply concerned about the health problems that will be caused by the dust and debris from demolition of 1826 Collins Avenue.

Quality Of Life: We have been subjected to constant excessive demolition/construction in recent years. It has become unpleasant to use our balconies and to open our windows due to the noise and the dust that fills the air. Our once lovely and comfortable neighborhood has looked like a war zone for years. Our quality of life has deteriorated because of too much noise, dust, ground vibrations, and oftentimes by loss of street access.

Our Property: When the restaurant/robotic garage was proposed at 1826 Collins, the required 10 ft. side setback was waived to accommodate the machinery and cars. We were asked and agreed to allow the wall on the north side of our property to be replaced by the outside of the south wall of the 1826 structure. We agreed on the condition that the outside of the 1826 south wall would be considered our north wall, which we could use as needed. We must have a wall on the north side of our property - we do not accept having that wall removed.

Local Businesses: If demolition of 1826 Collins is allowed, our nearby hotels will lose business because the noise and dust will prevent enjoyment of their rooms, restaurants, and pool areas. We enjoy our local businesses and do not want to see them forced to close.

For these reasons, I beg you to deny permission for the proposed demolition of 1826 Collins Avenue.

A Viable Alternative Plan: There is already a working restaurant in this building. Instead of demolishing this building, it would be better and safer for the neighborhood if the rest of the building were to be turned into shops, a gym, or any other sort of business that would benefit our neighborhood instead of making our neighborhood barely habitable.

Who protects the people who live here - the people who have lived here and loved our neighborhood since before it became trendy, since before it became a target for developers who do not live here? There is no need to demolish this building. Please help us.

Sincerely,

Sharon Schaefer
Lucky 19 Lc Apt. 19F