

From: [Tower 1800 Condominium](#)
To: [Meiner, Steven](#); KristinRosenGonzalez@miamibeachfl.gov; [Mooney, Thomas](#); [Freitas, Gabriela](#); [Madan, Rogelio](#); [Herrera, Miriam](#); [Tackett, Deborah](#); [Bhatt, Tanya](#); [Suarez, David](#); [Dominguez, Laura](#); [Magazine, Joe](#); [Dominguez, Laura](#); [Fernandez, Alex](#)
Cc: ["Marissa Boyescu"](#); ["Ayda Gonzalez"](#); ["Claudio Benedetti"](#); ["Piermassimo Picchiura"](#); ["Iwan van Eer"](#); ["Carro Sylvia"](#); ["Walsh Ed"](#)
Subject: RE: HPB25-0650 (1826 Collins Avenue) From Board members of Tower 1800 Condo
Date: Thursday, May 29, 2025 9:55:33 AM

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29MAY2025

Re: HPB25-0650, 1826 Collins Avenue

Dear Miami Beach Mayor,

Dear Miami Beach Commissioners,

Dear Historic Preservation Board,

Dear Planning Board,

On behalf of the owners and residents of Tower 1800 Condominium, the Board of Directors respectfully urges you to **deny the proposed demolition** of the existing parking garage at 1826 Collins Avenue and plans for the subsequent construction of a skyscraper.

The proposed project raises serious concerns about structural safety, zoning compliance, and the well-being of our community. Consider the following:

- **Structural Integrity & Construction Risks:** The vibrations caused by demolition and new construction will likely damage Tower 1800, leading to **cracks in walls, foundation settlement, and costly repairs**. Our building experienced the effects of the previous parking lot construction at this site; we know that such activity will certainly have a direct impact on our structure.
- **Compounded Disruptions:** Our building already experiences vibrations from an ongoing **17-story new condominium tower construction** and hotel renovation across the street at The Raleigh. The addition of another large-scale project next to us would **intensify structural stress, potentially causing the sinking of our structure, a known issue in this city**.
- **Zoning Compliance & Neighborhood Preservation:** The property falls within a zoning district that mandates side setbacks for taller buildings. **Miami Beach zoning regulations require a minimum 10-foot or 8% lot-width setback** to preserve adequate light, air, and privacy. Additionally, neighboring **historic district hotels** should require further zoning regulations that protect their character and integrity.
- **Shared Wall Agreement:** In 2010, Tower 1800 agreed **strictly for the construction of the parking garage**, permitting the removal and partial reconstruction of our north-side wall. That agreement did not extend to future demolitions or new construction. Our **shared wall is permanent and essential to our property**, and we will not authorize its

use or demolition for this project. Any attempt to proceed would indicate deceptive intent from our original agreement.

- **Health & Environmental Hazards:** The **dust, debris, and hazardous materials** released during demolition pose serious health risks to our residents, including **elderly individuals, children, and those with medical conditions**. The excessive noise and vibrations would also **disrupt those working from home** and negatively impact nearby hotels, affecting their business, restaurant operations, and poolside experience.
- **Failure to Fulfill Previous Development Promises:** The initially proposed mechanical parking system, intended to **alleviate neighborhood parking issues, was never implemented**. The lot lacks sufficient space for a standard garage, let alone a skyscraper. While the current plan suggests building affordable units under the **Live Local Act**, what prevents developers from **later converting them into luxury units**? A more suitable alternative would be to **repurpose the existing structure to include shops, a gym, and improved amenities**, avoiding unnecessary disruption to the health, safety, and general welfare of an entire neighborhood while benefiting the community.

We strongly urge you to **reject the proposed demolition and subsequent construction plans** to protect our neighborhood's health, safety, and welfare.

Sincerely,

Board of Directors, Tower 1800 Condo Association, Inc.