

**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: HPB25-0650 (1826 Collins Avenue) – Objection to Proposed Demolition  
**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

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](http://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:** Dos Coladas LLC <doscoladas@gmail.com>  
**Sent:** Sunday, June 15, 2025 3:08 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>  
**Cc:** Enrico Discolo <enrico.discolo@gmail.com>; francesco discolo <francescodiscolo@gmail.com>  
**Subject:** Re: HPB25-0650 (1826 Collins Avenue) – Objection to Proposed Demolition

Some people who received this message don't often get email from [doscoladas@gmail.com](mailto:doscoladas@gmail.com). [Learn why this is important](#)

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

To Whom It May Concern,

We are Dos Coladas LLC, and I am we are the new owners of a residential unit at **1800 Collins Avenue**, directly facing north toward the building located at **1826 Collins Avenue**. I am writing to express my strong concerns and objections regarding the proposed demolition of 1826 Collins Avenue.

This issue directly affects me not only as a concerned member of the community but also as a recent investor and landlord. I currently have tenants residing in the unit, and I am deeply troubled by the potential impact this demolition could have on both their quality of life and the value of my investment.

**Structural Risks:**

Demolition of this magnitude poses serious structural concerns to adjacent buildings. The vibrations generated could lead to wall cracks, foundation shifts, and other damages that would be costly and disruptive to repair. As someone who has just invested in this property, I am alarmed by the prospect that its structural integrity could be compromised through no fault of my own.

**Impact on My Tenants' Livability:**

My tenants—like many others in this building—include working professionals and families who value the comfort and tranquility of this area. Ongoing noise, vibration, dust, and street obstructions from another demolition would significantly diminish their quality of life, potentially prompting early lease terminations or affecting my ability to re-rent the unit.

**Investment Concerns:**

As a new owner, I made this purchase based on the existing character and stability of the neighborhood. The noise, dust, and disruption from a demolition project next door—on top of years of previous construction in the area—could severely and unfairly impact the value of my investment. This is not a speculative concern; properties in similar scenarios have seen depreciation and long-term leasing difficulties due to prolonged construction next door.

### **Neighborhood and Business Impact:**

Local hotels, shops, and restaurants are integral to the character and economy of this neighborhood. Another major demolition could severely disrupt those businesses and damage the neighborhood's appeal to both residents and tourists alike.

### **Regarding the Shared Wall and Setback:**

I also want to echo the concerns already raised regarding the south wall of 1826 Collins Avenue, which was built as a replacement for the north wall of our property due to a waived setback. It is critical that this wall be maintained as a structural boundary, and we do not consent to its removal.

### **A Reasonable Alternative:**

The building at 1826 Collins currently houses a functioning restaurant. Rather than demolish the entire structure, it would be more appropriate and community-friendly to repurpose the remaining space into retail, wellness, or community-oriented uses. This would preserve neighborhood continuity while contributing positively to the area's vitality.

As a homeowner, landlord, and stakeholder in this community, I respectfully urge you to **deny the proposed demolition of 1826 Collins Avenue**. Let's prioritize the long-term well-being of our neighborhood over short-term development interests.

Sincerely,

--

Dos Coladas LLC

email - [doscoladas@gmail.com](mailto:doscoladas@gmail.com)