

Sea Wash HOA

Sea Wash Condominium Association
7400 Harding Avenue
Miami Beach, FL 33141
seawashcondoassociation@gmail.com

May 6, 2022

To: Historic Preservation Board, City of Miami Beach
Re: 7418 Harding Avenue, Miami Beach, FL 33141 (# HPB21-0498)

I am the HOA President of the Sea Wash Association, located at 7400 Harding Avenue x 74th Street, directly next door to 7418 Harding Avenue. I have served on the HOA Board for many years and own several condo units in the Sea Wash building. The development plans for 7418 Harding Avenue will have a negative impact on Sea Wash.

I am OPPOSED to the HPB21-0498 development plans for 7418 Harding Avenue. The planned conversion of apartments in historic buildings into a 5 story hotel will have a negative impact on the Sea Wash buildings and the neighboring buildings. Our street block and those surrounding it are all condos and apartments that are small low-rise 2 story buildings, many with historic architecture like Sea Wash (built in 1948). We are opposed to having the 7418 Harding Avenue historic buildings demolished. The historic character of the neighborhood should be preserved. The new owner of 7418 Harding Avenue should be approved by the City of Miami Beach to renovate the existing historic buildings because that would be a positive change, but NOT approved to demolish them in order to make room to construct a modern 5 story tower because that would be a negative change.

Having a hotel constructed on our street block, and one with no parking lot on the property that instead plans to use the Harding alley as its loading zone, will increase problems of vehicular traffic and lack of street parking. This will harm the local residents. There is not enough street parking now! The hotel will make the situation much worse and will reduce the value of the surrounding properties, including in the Sea Wash building. The developer's plans even propose having street signage placed on 74th Street, including in front of the Sea Wash building, with arrows to direct vehicles into the Harding alley. This is unacceptable. The private business's own signage should not be allowed on public streets, and the use of the communal alley should not be allowed to be monopolized by one owner. The rental cars, delivery vans, taxis and Ubers will make the alley too busy and too unsafe for everyone else that also shares the alley. It is a narrow alley, not a road! The cars may also block access to the Sea Wash garbage and recycling zone in the alley that the trash trucks need to access.

I request the Historic Preservation Board to please stop these irresponsible development plans for 7418 Harding Avenue. Do not approve the Certificate of Appropriateness for 7418 Harding Avenue.

Regards,
Marisol Rodriguez
7400 Harding Avenue, Miami Beach, FL 33141