

From: [HPB](#)
To: [Fons, Monique](#); [Bueno, Lizbeth](#)
Cc: [Tackett, Deborah](#)
Subject: FW: Request for 7418 Harding Avenue - City File number # HPB21-0498
Date: Monday, May 9, 2022 4:54:27 PM

Hi Monique,
Can you please process?

From: Manuel Loyola <mannyloyola2006@yahoo.com>
Sent: Sunday, May 8, 2022 7:04 PM
To: HPB <HPB@miamibeachfl.gov>
Subject: Request for 7418 Harding Avenue - City File number # HPB21-0498

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

Hello

I OPPOSE hotel development plans for 7418 Harding Avenue.

This development will not be compatible with surrounding properties. Our condo unit is the historic building next to, which is only 2 floors. Almost all of the condominium buildings in this area in North Beach are between decades of 1940s and 1950s and all have only 2 floor height.

I am AGAINST plans to demolish an old historic apartment building at 7418 Harding Avenue to create space for a modern hotel tower with 5-floors.

Everything is incompatible with the surrounding properties, all around properties are small residential buildings, and this development will have a negative impact on the local community.

Another neighboring properties are condominium buildings because this is a whole Residential Zone, not a tourist zone full of hotels.

Until now it has been a quiet neighborhood with long-time residents, even older ones or age. Additionally, any development at 7418 Harding Avenue must be of appropriate size and according with having 2-floor buildings, not tall 5-floor towers.

It would be better for the new developer of 7418 Harding Avenue to renovate the existing apartment buildings because these are historic buildings that would look good if were rehabbed. Historic buildings should not be demolished and to be substituted for modern hotel built instead. They are to remain as the original 2 floors historic buildings should be fixed but not too much changed in their historical and overall look. This type of rehabilitation development will also keep the size of the resident population the same as before, with minimal impact to the local community. But allowing a 5-floor hotel tower without any parking will be very negative for the

neighborhood because there is already limited street parking available for residents who live in the area and it is extremely difficult to park.

Hotel tourist guests and employee staff will use all the parking spaces on the streets of the neighborhood and will generate even more traffic and conflicts.

I also OPPOSE the developer's plans to use Harding Alley as the hotel's loading zone because it's just a small alley (not a road) and having it used 24/7 by so many people will cause too much traffic and noise all day and night for the neighboring buildings that all have their backs to that alley.

I request to the Historic Preservation Board to DENY the developer's plans to demolish the historic apartment buildings to build a 5-floor hotel at 7418 Harding Avenue. These development plans will harm local residents and have a huge negative impact on our nice neighborhood.

The demolition plans violate the historic preservation rules.

Sincerely,

Manuel Loyola

7400 Harding Ave APT 6

Miami Beach FL 33141

May 8 / 2022

Sent from my iPhone