

From: [HPB](#)
To: [Fons, Monique](#); [Bueno, Lizbeth](#)
Cc: [Tackett, Deborah](#)
Subject: FW: Opposition to Hotel Development Next to Sea Wash Condos, City File #HPB21-0498
Date: Monday, May 9, 2022 4:54:33 PM

Hi Monique,
Can you please process?

From: Carlos Cater <carloscater82@gmail.com>
Sent: Friday, May 6, 2022 6:50 PM
To: HPB <HPB@miamibeachfl.gov>
Subject: Opposition to Hotel Development Next to Sea Wash Condos, City File #HPB21-0498

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

Dear Miami Beach Historic Preservation Board,

My name is Myrna B. Cater Lopez, owner of Apt. 24 located at 7400 Harding Ave and I am submitting my public comments about 7418 Harding Avenue (# HPB21-0498) and wish to make a complaint about the new owner's development plans for the 7418 Harding Avenue property. This property has 3 historic buildings that are apartments. The new owner wants to rehabilitate buildings 1 and 2, which is a good idea, and to demolish building 3, which I do not agree with. As an owner of one of the properties in this neighborhood, what makes the area so appealing is that it is a rather quiet area and has largely been residential in nature. The construction and presence of this hotel would clearly unbalance that. There are no hotels located on the blocks near this area.

In addition, this part of North Beach contains buildings that are historic, low-rise and handsome, most of which are buildings 2 stories tall, like the building in which my own apartment is located. The buildings' unique style have their own historical significance (dating back to the 1940s) and historic architecture like the MiMo style, which should be preserved and protected. This is why I am against the new owner's plans to build a hotel at 7418 Harding Avenue with a modern style concrete and glass hotel tower building that is 5 stories tall. Such a building would be completely out of place and too big in my neighborhood because it does not match the style and size of the rest of the buildings near that location, since they are all old small low-rise buildings. The new owner also wants to add signs on the streets with arrows for the cars to drive into the back alley.

This is a bad idea because the signs would cause an increase in traffic and activity that will surely disturb the residents living in the other buildings near the alley. There will be an increase in noise in the alley and a decrease in the open parking spots on the street, which usually have been used by local residents and owners of the surrounding apartments/condos. In other words, parking in the area (which is already a hassle for some apartment owners) would be worse and even more difficult.

As such, the new owner should not be allowed to build this hotel at 7418 Harding Avenue. However, in the event that his plans are allowed, they should then be modified to address the valid complaints I made above. I do hope something is done about this. Thank you for your time.

Regards,

Myrna B. Cater Lopez

7400 Harding Ave Apt 24. Miami Beach, Fl 33141