

**From:** [HPB](#)  
**To:** [Fons, Monique](#); [Bueno, Lizbeth](#)  
**Cc:** [Tackett, Deborah](#)  
**Subject:** FW: HPB21-0498 public comment on 7418 Harding Ave  
**Date:** Monday, May 9, 2022 4:54:28 PM

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Hi Monique,  
Can you please process?

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**From:** Sea Wash Condo Association <seawashcondoassociation@gmail.com>  
**Sent:** Saturday, May 7, 2022 5:01 PM  
**To:** HPB <HPB@miamibeachfl.gov>  
**Subject:** HPB21-0498 public comment on 7418 Harding Ave

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

To the Miami Beach Historic Preservation Board,

This is my public comment that I do not agree with the development application for 7418 Harding Ave. This property is historic buildings and are residential apartments. The 7418 Harding Ave property is next door to the Sea Wash property located at the corner of Harding Ave and 74th St (address: 7400 Harding Ave) where I own 3 condo units. I also live nearby on the corner of Harding Ave and 79th St (address: 244 79th St) so have known this neighborhood of North Beach very well for many years. My wife and I are retired and are very involved in helping with the management of the 7400 Harding Ave property. We have served on the HOA Board and assist in the building maintenance and landscape gardening. It is a very nice historic building and will be badly affected if a big hotel is built next door.

I will say that the 7418 Harding Ave property has not been well maintained in the past few years so will benefit with some fresh paint and fresh landscaping. If the new owner does these improvements and renovates the historic buildings then that would be good for the neighborhood. I agree with these development plans. But I do not agree with his plans to demolish the historic building bordering the back alley to build a tall tower for a new hotel. This will be very bad for the owners and tenants living in my condo building and in the surrounding buildings. Everywhere in this neighborhood is all small condo buildings and so the neighborhood is peaceful and safe. Our buildings are handsome old historic buildings and the residents are friendly. We do not agree for one new owner to come into our residential neighborhood and change it in a way that harms everyone else. This is unfair.

The hotel will be too big compared to the other buildings and it will bring too many people and cars here. This will be bad for the other neighbors. There will be more noise, crime and traffic. And definitely there will be more difficult parking. It is not right for the hotel owner to use the back alley for the hotel because that small alley belongs to everyone and is quiet now but will become very busy if it is the hotel's drop-off zone. All of this hotel development will cause a lot of problems for

the residents who have lived here for a long-time and don't want their neighborhood to change. The construction project will be very disruptive and will be loud and it will take a long time for the demolition and to build a hotel tower that is 5 stories tall. This development will also bring down the value of our properties if there is no street parking available because tourists are using it all up, and it will make it hard for the owners of condo units to find new renters.

I do not agree with the new owner's development application for 7418 Harding Ave. His only good idea is to renovate the historic buildings because as I said my building and the other neighbors are more well-maintained in comparison and so it would be better if 7418 Harding Ave also will be freshly painted and have new landscaping planted so that it keeps our neighborhood looking nice. But the Miami Beach Historic Preservation Board should not approve his application to demolish the historic building and construct a hotel with a tall tower by the back alley. This is a very bad idea that is very unfair to all of the other nearby properties and their owners and residents. A big hotel will look very ugly and will cause too many problems that will have a negative impact on our community.

Sincerely,  
Pedro Rodriguez  
7 May 2022