

From: [Freitas, Gabriela](#)
Cc: [Tackett, Deborah](#); [Seiberling, James](#); [Kallergis, Nick](#); [Gonzalez, Jessica](#); [Herrera, Miriam](#)
Bcc: [john.a.stuart@gmail.com](#); [linseylovell.hpb@gmail.com](#); [COLLINS PARK](#); [brian.cityofmiamibeach@gmail.com](#); [lwb.mbhp@gmail.com](#); [Elizabeth Camargo](#); [haskelhpb01@gmail.com](#)
Subject: FW: HPB23-0579,7401,7409,7417 & 7425 Harding Avenue.
Date: Tuesday, July 2, 2024 11:23:00 AM
Attachments: [HPB23-057974097417 7425 Harding Avenue HPB PRESENTATION.pdf](#)
[image003.png](#)

Hello bcc'd Board members and Staff,

Please see below and attached public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,

The logo for Miami Beach, featuring the word "MIAMIBEACH" in a pink, sans-serif font, preceded by a vertical pink bar.

Gabriela C. Freitas, Office Associate V
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www.miamibeachfl.gov

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From: Allan Yeaman <ayeaman.mimocondo@gmail.com>
Sent: Friday, June 28, 2024 12:14 PM
To: PlanningAudioVisual <PlanningAudioVisual@miamibeachfl.gov>
Subject: HPB23-0579,7401,7409,7417 & 7425 Harding Avenue.

You don't often get email from ayeaman.mimocondo@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,

I represent the Condo Board of Mimo1 on the Beach, and we are responding to the above case being reviewed at the Meeting on July 9th. 2024. We are in favor of this development but we would like to suggest some revisions as it pertains to the location of the parking for this Project. At the moment the parking levels are only 10'-0" from our building on the South Side, blocking our daylight with blank walls at 1st level and open view of cars on the 2nd level (that is actual level with our upper floor bedrooms) with no screening - see snippet below from submitted planning drawings. This poses a wellness risk to our occupants on that side of the

building with lack of daylight, tailpipe emission, noise and light pollution at nights, especially from the open parking level . We would suggest moving the parking further away from the property line and creating a more desirable facade with wall treatment and the use of a more lush landscaping buffer than is being proposed. We would also like the ground level trash moved away from our property line too. We are in the middle of a large renovation where we are, among other items, replacing the windows,new roofing,repainting the building and landscaping our common areas.

Thank you in advance,

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Allan Yeaman

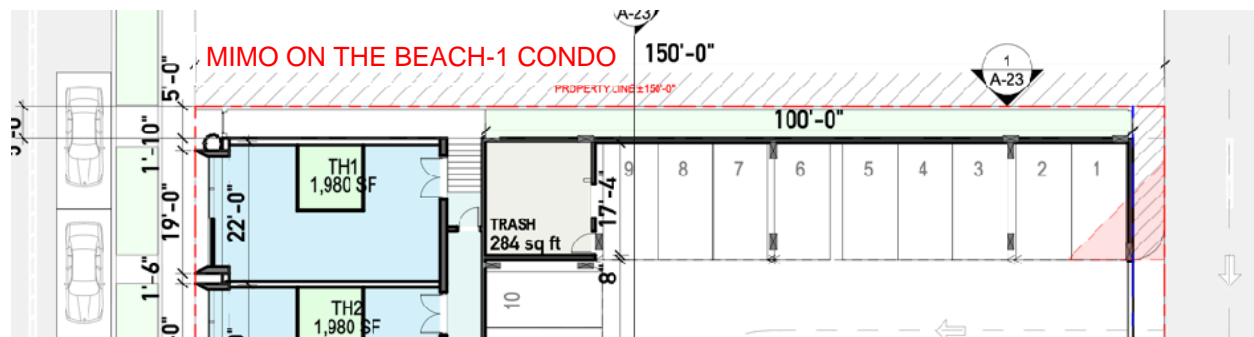
[786 554 2103](tel:7865542103) | ayeaman.mimocondo@gmail.com

HPB23-0579,7401,7409,7417 & 7425 Harding Avenue.

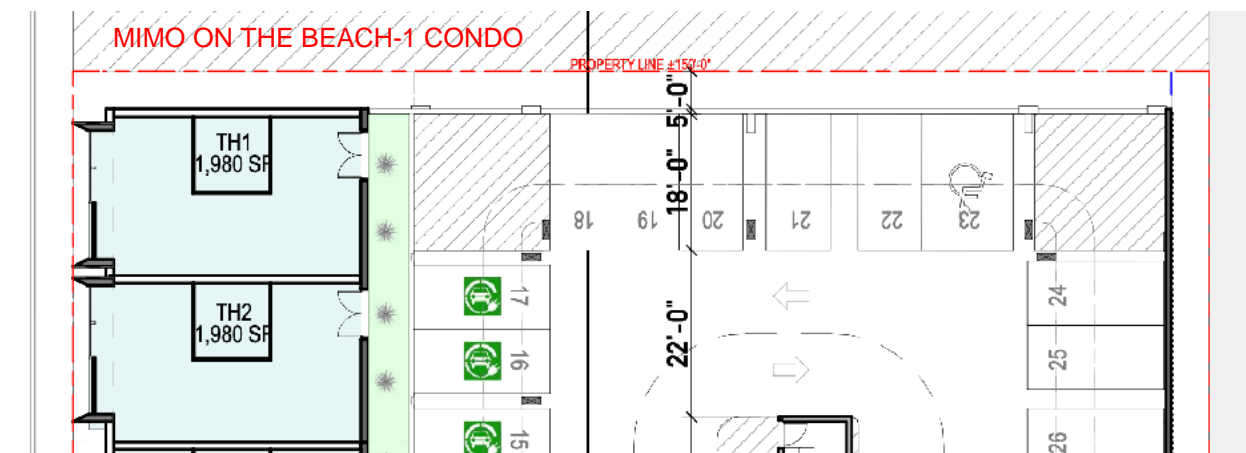
Mimo on the Beach -1 Condo Association
7435- 7445, Harding Avenue, Miami Beach, FL3319.

We write this testimony on behalf of our community members who would like to raise some objections to the proposed development mentioned above. We are a small 28 unit community situated immediately North of this proposed development.

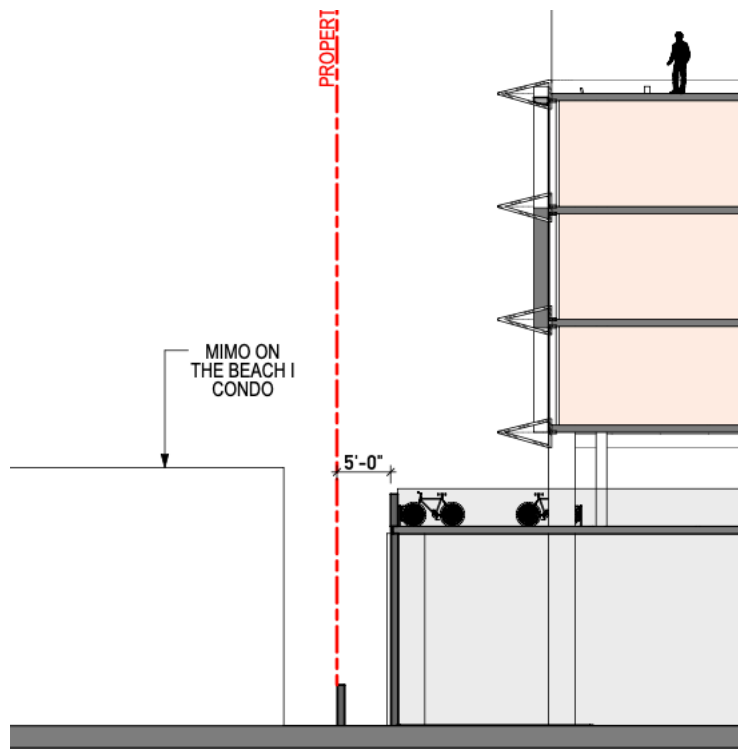
We are, in principal, in favor of the project that is being proposed but have concerns about the proximity of the parking and the Trash Room in the building, which is directly adjacent to our property. The 1st and 2nd floor parking is approx. 10'-0" from our building on the south side (see illustrations below taken from the plans that have been provided by the Applicant) We would like to see the parking set back more than 5'-0" from their property line with additional screening from car light pollution, noise of parking cars and protection from harmful carbon monoxide tailpipe emissions. Cars on 2nd floor are level with our upper floor unit bedrooms. We are also in the middle of renovating the building with the installation of new windows, new roofs, repainting the building and new Landscaping.



1ST FLOOR PARKING



2ND FLOOR PARKING



7435 HARDING AVENUE EXISTING CONDITION

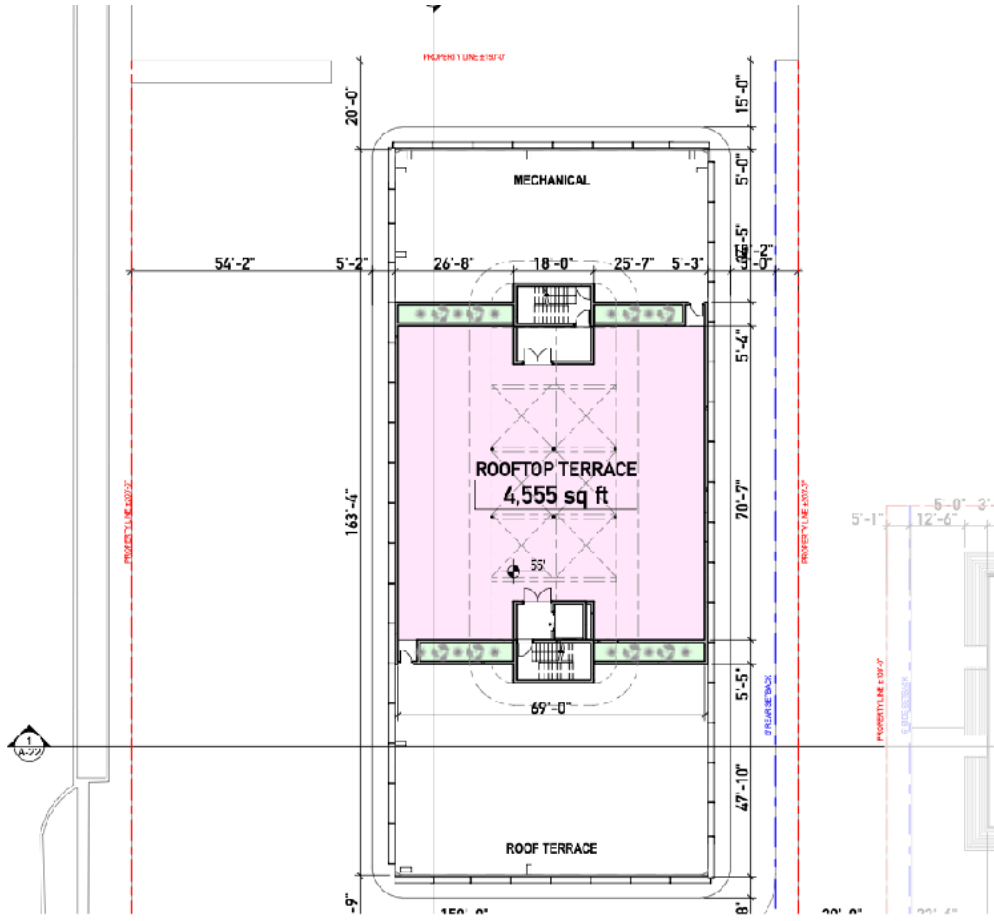


7435 HARDING AVENUE EXISTING CONDITION

Existing south elevation facing new construction is sunny and lined with trees, now we will have blank wall 10-0” from our building with very little landscaping, a larger landscape buffer should be considered for our unit owners/tenants health and well being (see examples below from recent project on Miami Beach) Our other concern is that the amenity space on the top floor of the office building portion of the project will create noise pollution after normal office hours and if that is the case then we are sure the empty office parking will be utilized for these activities, and probably the use of valet service too, creating more noise to our adjacent building after dark.



EXAMPLES OF LANDSCAPE BUFFER ON COLLINS AVE (ACROSS FROM 1 HOTEL)



TOP FLOOR OF OFFICE BUILDING