

From: [Fernando Torre-Sarlat, AIA](#)
To: [Herrera, Miriam](#)
Subject: Fw: **Re: PB25-0801, 1826 Collins Avenue Proposal**
Date: Saturday, April 11, 2026 10:49:36 AM

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04/11/2026

Miami Beach Planning Board

City of Miami Beach

1700 Convention Center Drive

Miami Beach, FL 33139

Re: PB25-0801, 1826 Collins Avenue Proposal

Dear Members of the Planning Board,

I am writing as a neighboring owner/resident at **1800 Collins Avenue** regarding the proposal to expand and increase the height of the current structure at **1826 Collins Avenue**.

We respectfully ask that, as a condition of any approval for new construction above the current height of the existing structure at 1826 Collins Avenue, the Miami Beach Planning Board require a **minimum setback of 10 feet from the 1800 Collins Ave. side property line** on any portion of the new construction exceeding the current 1826 Collins Avenue building height.

This request is important to help protect the neighboring residences at 1800 Collins Avenue from unnecessary adverse impacts, including loss of openness, reduced light and air, diminished privacy, and an overpowering wall effect immediately adjacent to existing units. A greater setback above the current structure height would be a reasonable and fair way to reduce these impacts while still allowing redevelopment of the property.

Our concern is not only with the project in general, but with the specific effect that additional vertical construction close to the shared property line may have on the adjacent condominium units at 1800 Collins Avenue. Requiring a 10-foot side setback for any new construction above the current structure height would help soften the transition between the properties and better respect the established neighboring residential building.

A 10-foot side setback above the present structure height would be a reasonable mitigation measure.

We therefore respectfully request that the Planning Board impose this setback requirement as part of any approval it may grant for the project at 1826 Collins Avenue.

Thank you for your consideration of the concerns of the neighboring residents and owners.

Respectfully submitted,

J. Fernando Torre-Sarlat

Owner/Resident, 1800 Collins Avenue

Unit 14A

Miami Beach, FL 33139

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