

From: [Marissa Boyescu](#)
To: [Mooney, Thomas](#); [Herrera, Miriam](#); [Freitas, Gabriela](#); [Sanchez, Carmen](#)
Cc: [Iwan van Eer](#); [Torre-Sarlat Fernando](#); [Carro Sylvia](#); [Piermassimo Picchiura](#); [Claudio Benedetti](#); [Eduardo Ruiz](#)
Subject: Fw: PB25-0801, 1826 Collins Avenue Proposal
Date: Thursday, April 30, 2026 12:40:05 PM
Attachments: [1826 2026 Letter 1.docx](#)

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From: Marissa Boyescu <mgbfa@live.com>
Sent: Thursday, April 30, 2026 9:47 AM
To: Planningaudiovisual@miamibeachfl.gov <Planningaudiovisual@miamibeachfl.gov>; jessicafreking@miamibeachfl.gov <jessicafreking@miamibeachfl.gov>; DeborahTackett@miamibeachfl.gov <deborahTackett@miamibeachfl.gov>; michaelbelush@miamibeachfl.gov <michaelbelush@miamibeachfl.gov>; Cc: PB@miamibeachfl.gov <PB@miamibeachfl.gov>; michaelbelush@miamibeachfl.gov <michaelbelush@miamibeachfl.gov>
Subject: PB25-0801, 1826 Collins Avenue Proposal

Re: PB25-0801, 1826 Collins Avenue Proposal

Dear Members of the Miami Beach Planning Board,

I reside at 1800 Collins Avenue, and I write at this time to express my concerns about the proposed redevelopment at 1826 Collins Avenue.

We do not seek to stop the redevelopment of this property - we understand that the property owner has a right to build on his property.

We wish only to protect our building and our living conditions.

We request that for approval of new construction of a building larger than what is now at 1826 Collins Ave., a minimum setback of 10 feet from our shared property line be required in order to minimize the negative impact on our quality of life and our building security.

If erected too close to our building, we fear that an acceptable quality of life in our homes is threatened for these reasons:

- A loss of privacy from another structure being too close to our windows
- A loss of natural light at any time of day
- Increased heat and a loss of fresh air from restricted air flow
- Increased heat reflected into our building from 1826 Collins being too close
- A feeling of confinement from a wall of any sort too close to our homes
- Intrusive noise in our homes from a building that is too close

- Inability to enjoy balconies and open windows because of these issues
- More destructive dust and debris entering our building from construction too close

We are also concerned by the damage to our building that this demolition and construction will cause. Months of construction of the current building at 1826 Collins caused our building to vibrate and required costly repairs. We dread what the construction of a much larger building will do to the condition of our building.

We believe that a 10 foot setback would minimize the negative impacts that this project will cause to our building and the residents therein. Therefore, we believe that a 10 foot setback from our shared property line is a reasonable mitigation measure that would balance new development with the rights and interests of residents whose homes are directly affected by the scale and placement of this 1826 Collins proposed project.

We also request that measures be required to minimize potentially harmful impacts on our adjacent property and residents during the demolition and building processes.

We request that any project at 1826 Collins Ave. should be required to move forward in a manner that is mindful and respectful of the neighboring residents and owners who will live with the long-term consequences of this work.

Thank you for your time and for your consideration of the concerns of the property owners, residents and businesses adjacent to 1826 Collins Avenue.

Sincerely,
Marissa G. Boyescu
1800 Collins Avenue