

**From:** [Bryan Powell](#)  
**To:** [Mooney, Thomas](#); [Herrera, Miriam](#); [Freitas, Gabriela](#); [Sanchez, Carmen](#)  
**Subject:** PB25-0801, 1826 Collins Avenue Proposal  
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**Dear Members of the Miami Beach Planning Board,**

**I am writing as a resident of 1800 Collins Ave. , the property immediately adjacent to the proposed redevelopment at 1826 Collins Avenue, regarding application PB25-0801.**

**I submit this correspondence on behalf as an owner/resident, whose homes and quality of life may be directly affected by this proposal. We respectfully ask that, as a condition of any approval for construction above the height of the current structure at 1826 Collins Avenue, the Board require a minimum 10-foot side setback from the shared property line with 1800 Collins Avenue for any portion of the building exceeding the existing structure height.**

**This request is not intended to oppose redevelopment of the site. Rather, it is a reasonable mitigation measure designed to balance new development with the rights and interests of neighboring residents whose homes are directly affected by the scale and placement of the proposed project.**

**Because 1800 Collins Avenue sits immediately beside the development site, additional vertical construction built too close to the shared property line may create substantial adverse impacts, including:**

- Loss of natural light and air to neighboring residences**
- Reduced privacy due to direct overlook from new windows or balconies**
- Excessive massing and a wall effect adjacent to an existing residential building**
- Increased shadowing on neighboring units and common areas**
- Noise impacts from rooftop mechanical equipment or service operations**
- Construction-related disruption, including vibration, dust, and access limitations**

**A 10-foot setback for upper portions of the structure would provide a more appropriate transition between the properties, reduce visual and privacy impacts, and better respect the established neighboring residential building while still allowing redevelopment to proceed. If the Board determines that an alternative design approach is more appropriate, we respectfully request consideration of comparable protections such as upper-floor step-backs, privacy screening, strategic placement of balconies/windows, or limitations on rooftop mechanical equipment near the shared property line. We also respectfully ask that construction management measures be considered to minimize impacts on adjacent residents during the building process. If this project moves forward, it should do so in a manner that is fair, balanced, and mindful of the neighboring residents who will live with the long-term consequences of the design.**

**Thanks,  
Bryan Powell (resident of 1800 Collins Ave)**

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