

June 6, 2022

**Mayor and City Commissioners**

City of Miami Beach

1700 Convention Center Drive, 4th Floor

Miami Beach, Florida 33139

Re: **RPS-4 – Amendment to Restore Previous Hours of Operations and Permit Ambient Background Level Music - South of Fifth Neighborhood Association (SOFNA)**  
**LETTER OF SUPPORT**

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Dear Mayor and Commissioners:

On behalf of the South of Fifth Neighborhood Association Inc. (SOFNA), we support the amendment to the R-PS4 District regulations, which:

- 1) Restores the hours of operation permitted for the former tenant, Cibo Wine Bar, for existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District, which were 11:00 PM on weekdays (Sunday – Wednesday) and 12:00 AM on weekends (Thursday – Saturday), with 30 additional minutes for cessation of operations each night; and
- 2) Permits ambient background level music on existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District, provided certain conditions are met.


The building at 200 South Pointe Drive was developed as an accessory use to the Continuum development and was intended to provide a high-quality dining establishment for South of Fifth residents to enjoy. While the former tenants did not always meet our expectations, we are excited at the prospect of bringing the renowned Catch Hospitality Group (“Catch”) to our neighborhood. In order for Catch to deliver on its promise of great vibe, great food, and great service, Catch requires hours of operation of the existing rooftop terrace to match what was permitted for the former tenant, Cibo Wine Bar, as well as the ability to play ambient background level music on the existing rooftop terrace.

To support this request, Catch commissioned a sound study to determine noise levels that would not disrupt the neighboring residents at the Continuum on South Beach, Portofino, and South Pointe Tower. That sound study found that playing pre-recorded music at 65-70 dBs would not impact neighboring properties. As a result, Catch has promised to install a sound system with directional speakers and an automatic noise limiter that automatically reduces music volume if

sound levels exceed 65-70 dBs. Catch also proposes to use lush landscaping, vinyl-lined umbrellas, and other noise mitigation techniques to ensure that operations do not impact the surrounding neighbors. As outlined in **Exhibit A**, attached hereto and made a part hereof, Catch will be subject to existing Code limitations that require a Conditional Use Permit from the Planning Board, prohibit special events, and limit rooftop occupancy to 250 persons, among other neighborhood-friendly limitations. Catch presented their vision for a beautiful fine dining restaurant at 200 South Pointe Drive to the SOFNA Board of Directors and general SOFNA membership. Based on Catch's track record of operating rooftops at existing locations in New York, Los Angeles, and Aspen, Catch's vision is consistent with SOFNA's vision for our neighborhood.

We fully support the proposed amendment to the RPS-4 regulations governing accessory neighborhood impact establishments and urge you to refer this legislation to the Land Use and Sustainability Committee and Planning Board.

Sincerely,

  
[alyson herman](#) (Jun 6, 2022 16:22 EDT)

Alyson Herman, President  
South of Fifth Neighborhood Association Inc.

cc: Alina T. Hudak, City Manger  
Thomas Mooney, Planning Director


# SOFNA Letter of Support - 5.26.22


Final Audit Report


2022-06-06


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