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April 25, 2024

**Design Review Board Members**
c/o Rogelio Madan, Development & Resiliency Officer
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB23-0982 – 1100 5th Street– LETTER OF SUPPORT

Dear Design Review Board Members:

On behalf of the South of Fifth Neighborhood Association Inc. (SOFNA), we are writing to confirm our support of this DRB application and the beautiful five-story office building proposed for 1100 Fifth Street. There is a scarcity of high-quality office uses in our area, and this is the right location for such use, especially as this project fronts Fifth Street and steps down in height to the south, with appropriate sensitivity to nearby residential and other uses.

The project's proposed landscaping will enhance our neighborhood, and we support the proposed discontinuation of three on-street parking spaces on Alton Road in favor of a wider landscaped swale featuring new Brazilian Beauty Leaf trees. The developer is providing at its cost refreshed landscaping for the adjacent parking lot that is owned by the City. Further, the landscaped patio near the building's entrance on the corner of Fifth Street and Lenox Avenue will provide an attractive open court for the public's use near the existing bus stop. We further support maintaining the elevation of the Fifth Street sidewalk to preserve the continuity of the existing crosswalks along Fifth Street and the existing bus stop and shelter. The developers of the proposed Class A office building at 1100 Fifth Street presented a beautifully designed office building at our SOFNA Board of Directors meeting. The plan depicts a project that is appropriate in height, greatly improves existing conditions, and provides a showcase entrance to Miami Beach that is compatible with the neighborhood and nearby existing uses.

Based on the foregoing, SOFNA supports this application and the proposed 1100 Fifth Street office project.

Sincerely,

DocuSigned by:
Keith Marks
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Keith Marks, President
South of Fifth Neighborhood Association, Inc.