

March 18, 2022

Mayor and City Commissioners

City of Miami Beach

1700 Convention Center Drive, 4th Floor

Miami Beach, Florida 33139

Re: **Alton Road Office Development Overlay Expansion – Code Amendment to Attract Class A Office - LETTER OF SUPPORT**

Dear Mayor and Commissioners:

On behalf of the Sunset Harbour Neighborhood Association (SHNA), we support the Code Amendment expanding the Alton Road Office Development Overlay to allow Class A office use at 75 feet for unified developments north of Dade Boulevard, on Alton Road, specifically Lots 1-8, Block 12, Island View Subdivision, PB6, Pg115, Public Records of Miami-Dade County, and Lots 1-2, Block 12-A, Island View Addition, PB9, Pg144, Public Records of Miami-Dade County. See Exhibit A, attached herein. There is a scarcity of quality office uses and this is the right location for such use due to Alton Road's accessibility to the regional transportation network. Class A requires higher floor to ceiling heights to be successful, and we need to attract office development for the continued stability and prosperity of the neighborhood and the City. The developers of a Class A office building at 1840 Alton Road presented the proposed Code Amendment and a beautifully-designed office building at the February 3, 2022 general SHNA membership meeting. During the March 3, 2022 SHNA membership meeting, the SHNA voted 8 Yes and 2 Absent in favor of the Code Amendment. The developers listened to our needs and incorporated our suggestions into the site plan. The site plan shows how the added height is fully compatible along this major commercial corridor in our City.

We fully support the Code Amendment and urge you to do a dual referral of the Code Amendment to the Land Use and Sustainability Committee and Planning Board at the April 6th, 2022 City Commission hearing.

Sincerely,



Sara de los Reyes, President
Sunset Harbour Neighborhood Association

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