

**Declaration of Clare F. McCord**

140 Jefferson Ave, Unit 14007

Miami Beach, FL 33139

My name is Clare McCord, and I have been a resident of Miami Beach in the South of Fifth neighborhood since 2001. I currently live at 140 Jefferson Avenue, and am President of my Association, The Courts at South Beach. I also serve as President of the South of Fifth Neighborhood Association.

My first residence here was a condo I purchased in the Historic District at 345 Ocean Drive, the corner of 4<sup>th</sup> Street and Ocean, a block south of the entertainment district. Although residential zoning protected our neighborhood from the direct impacts of the outdoor cafes of the Entertainment District, our location suffered many indirect impacts.

One of the worst impacts was noise. In the evening hours, and beginning early afternoon on weekends and holidays, cars heading for the Entertainment District would cut through local streets to enter Ocean Drive at Third or Fourth Street, forming a noisy, slow-moving northbound vehicle queue. Bass amps from the cars' boom boxes penetrated even double-paned condo apartment windows. During my early years of residence at 345 Ocean Drive, I also noticed significant amplification of the music on Ocean Drive. The music seemed to attract larger and larger crowds, which caused more noise and crowding in our area.

Recognizing that the Entertainment District north of Fifth Street generated impacts incompatible with residential quality of life south of Fifth, the city commission progressively enacted land use ordinances to discourage incompatible entertainment uses south of Fifth Street. It became common knowledge that although South of Fifth was only blocks away from the Entertainment District, residents and their families and guests could enjoy peace and quiet here. This was beneficial for businesses as well. In stark contrast to the noisy, pressured atmosphere of Ocean Drive north of Fifth Street, diners enjoyed restaurants of exceptional quality where they could converse and relax. We are proud to have an outstanding collection of renowned restaurants in our neighborhood that attracts neighbors and visitors because of the combination of culinary quality and sophisticated, relaxed ambiance.

In late 2005 I moved to The Courts at South Beach, where I now reside. From then until now, I have watched as the Courts has reflected an important trend in our neighborhood: more and more young families are deciding to settle here. Couples who might have moved once they began their families have decided to stay and invest in our neighborhood, which provides a stable, safe, residential environment, and a "A" rated elementary school. The South Pointe Elementary School, at 4<sup>th</sup> Street between Alton and Michigan, enjoys ever-increasing enrollment and a high level of personal and financial commitment from parents and the community. In addition to an active PTA, parents created a nonprofit organization, Friends of South Pointe Elementary (FOSPE) which has successfully raised funds to provide enriched programs, and new equipment.

improving facilities and education for our children. Further, all community stakeholders have supported a plan to expand the school in the coming years to K-8.

South of Fifth neighbors demonstrate a high degree of commitment to maintaining and enhancing quality of life here for individuals, families and pets. A parents committee worked closely with the Parks Department and city officials to turn a dilapidated children's playground at Marjorie Stoneman Douglas Ocean Beach Park, at Third Street and Ocean Drive, into an intensively used play facility complete with sail-like shade structures and an artistically designed perimeter fence. An independent South of Fifth residents' committee raised funds to augment public money in reconfiguring a small city park at Second and Washington Avenue into an off-leash dog-friendly park. Our SOFNA Traffic and Pedestrian Safety Committee, working closely with police and city officials, has enhanced safety for our residents through increased traffic control, better lighting, and most notably the first-ever dedicated police detail in our neighborhood.

Individuals and families who choose to live here know this as a community that is resident and child friendly, stable, and safe, unlike what they hear about nearly every day happening only blocks away. Our older residents, too, rely on our protections and commitment. In addition to seniors in individual condos and apartment buildings, South of Fifth is home to several publicly subsidized senior housing projects and many senior citizens. South of Fifth is a neighborhood in which seniors can retire, individuals come to enjoy some peace and quiet, and families are settling, all relying on a twenty-year tradition where government has recognized the importance of zoning to deter incompatible land uses.

There is no single more important compact between citizens and their government than to honor this reliance and trust.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

DATED: May 3, 2017



Clare F. McCord