

December 2, 2024

**City of Miami Beach Planning Board**

c/o Michael Belush  
City of Miami Beach  
1700 Convention Center Drive, 4th Floor  
Miami Beach, Florida 33139

Re: **South of Fifth Neighborhood Association (SOFNA) LETTER OF SUPPORT –  
Proposed Conditional Use Permit Modification for 81 Washington Avenue A.K.A.  
230 1<sup>st</sup> Street**

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Dear Chairman Elias and Members of the Planning Board:

On behalf of the South of Fifth Neighborhood Association Inc. (SOFNA), we support the proposed Conditional Use Permit (CUP) modification for 230 1<sup>st</sup> Street (a.k.a. 81 Washington Avenue) identified by File Number PB24-0707 (a.k.a. PB23-0577). We understand that the French restaurant approved for the first and second levels is finishing construction and will be opening soon, and that the applicant has requested to expand the CUP to allow for an independent Japanese style omakase restaurant on the third level of the existing historic building with a maximum of 102 seats. The applicant has also requested to be able to utilize the property located at 400 Collins Avenue as a valet storage lot, rather than the garage at 119 Washington Avenue. We have had the opportunity to meet with the applicant's development team and review the proposed CUP modifications at a general membership meeting on December 2, 2024.

Based on the applicant's presentation indicating that the total seat count for the building will only increase by 67 seats, the proposed third floor restaurant will be entirely indoors with no entertainment or special events permitted, and the proposed third floor restaurant will follow the same hours of operation permitted for indoor portions of the first and second level restaurant (12AM closing time), as well as the applicant's commitment to ensure timely and efficient valet operations, SOFNA fully supports the applicant's requested modifications to the CUP.

We are excited to welcome this restaurant operator to our community and look forward to dining at the applicant's restaurants soon.

Sincerely,

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

CC: Thomas Mooney, Planning Director