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VIA ELECTRONIC SUBMITTAL

June 10, 2024

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **SUPPLEMENTAL DRB23-0956** – Design Review
Approval for the Property Located at 1901 Alton Road,
Miami Beach, Florida

Dear Mr. Madan:

This law firm represents 1901 Alton Property LLC and Wells Fargo Bank (collectively the "Applicant"), regarding the redevelopment of the property located at 1901 Alton Road (the "Property") within the City of Miami Beach (the "City"). On April 2, 2024, the Design Review Board ("DRB") considered and approved the project, and requested that the design of the exterior details of the parking levels return to the DRB for further consideration. Please consider this letter the Applicant's supplemental letter of intent in support of the enhanced design.

Revised Design. The Applicant reimagined the parking levels of the structure with the intent to add interest, but reduce massing. The proposed new design removes larger framing elements and provides a setback wire mesh, painted white, and lush landscaping. The north and east elevations will have similar mesh to continue the interest of the parking levels, and will reveal a solid stucco finish. The northwest and south elevations will be densely landscaped to mitigate the visual impact of vehicles.

Conclusion. Approval of the Application will permit a beautifully designed building with adequate parking and allow additional neighborhood serving uses within the

centralized commercial district of the City. All parking and operations will be internalized and shielded from the abutting multi-family units. The beautiful design is functional for the proposed uses, but also adds interest and variety to this commercial area.

Based on these reasons, the Applicant respectfully requests your favorable review this improved design. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Penn', written in a cursive style.

Graham Penn

cc: Marisa Galbut
Emily K. Balter, Esq.