



6303 Waterford District Dr
Suite 325
Miami, Florida 33126

☎: 305-428-3200
www.rsandh.com

May 8, 2026

RS&H Inc.

Adriana Alban
AR103373
786-286-1797
adriana.alban@rsandh.com

To:

City of Miami Beach Building Department – Historic Preservation Board
1700 Convention Center Drive,
Miami Beach, FL 33139

RE: **HPB26-0694 PNC FL South Beach – Historic Preservation Board Letter of Intent**
1011 5th St Suite A
Miami Beach, FL 33139

To Whom It May Concern,

On behalf of the property owner and tenant, RS&H respectfully submits this application for a Certificate of Appropriateness for proposed exterior improvements to the existing commercial building located at 1011 5th Street in Miami Beach. The subject property is located within the Ocean Beach Historic District and the existing structure, constructed in 1995, is classified as a non-contributing building.

The proposed scope of work consists of exterior façade enhancements intended to modernize and improve the overall appearance of the building while maintaining compatibility with the surrounding context. The improvements include the addition of a new architectural canopy element at the primary entrance, updated building signage, refinements to the exterior façade, removal of the additional signage framing at the exterior entrance, and minor modifications to the entry vestibule, including the replacement of an existing door with a fixed glass panel to maintain transparency and improve the entry condition.

The exterior finish strategy is intended to maintain the building's existing light/white appearance while incorporating fiber cement panel accent elements with integrated architectural lighting as shown in the conceptual package. The fiber cement panels are proposed to provide a durable exterior finish suitable for a high pedestrian-traffic environment while maintaining the intended façade articulation. The proposed modifications are limited to surface-level architectural improvements and do not alter the existing building footprint, massing, or primary structural elements.

No changes are proposed to the site layout, parking configuration, or surrounding landscape areas as part of this application.

It should be noted that no interior floor plan modifications are included as part of this application. Interior improvements for the project have been previously permitted and approved by the City of

Miami Beach under Building Permit No. BC2526445 and Permit Revision No. RV2626961, which are currently under construction. For clarity and coordination, the approved architectural plans associated with those permits have been included in this submittal package for reference to illustrate the future interior layout.

As construction is in progress, the "existing" drawings included in this application reflect the approved and permitted condition, which represents the future as-built configuration upon completion of the interior work. Current site photographs have also been provided to document the present condition of the building prior to completion of construction.

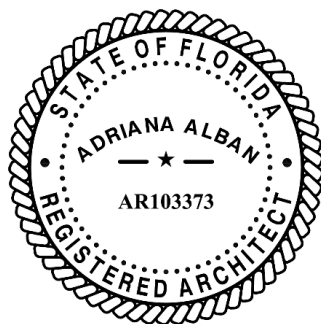
The proposed project has also been reviewed in consideration of the City of Miami Beach Sea Level Rise and Resiliency Review Criteria pursuant to Section 7.1.2.4 of the City Code. As the scope is limited to exterior architectural improvements to an existing structure, with no new construction, additions, site work, or changes to grading or finished floor elevations, the proposed work does not adversely impact the site's existing floodplain compliance, drainage conditions, or overall resiliency performance.

We respectfully request the Historic Preservation Board's review and approval of the proposed exterior improvements. Supporting documents, including existing and proposed drawings, renderings, material information, and photographic documentation, are included as part of this submission.

Thank you for your consideration.

Sincerely,

RS&H, Inc.



Digitally signed by Adriana Alban
Date: 2026.05.08
11:27:53-04'00'

Adriana Alban, AIA, NCARB
Project Manager | Architect