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VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

March 13, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Board Approval for "500-700 Alton Road - Park Zone".

Dear Mr. Mooney:

As you know, this firm represents South Beach Heights I, LLC, 500 Alton Road Ventures, LLC, 1220 Sixth, LLC and KGM Equities, LLC (collectively, the "Applicant"), the owners of the properties located at 500, 630 and 650 Alton Road, 1220 6th Street, and 659, 701, 703, 711, 721, 723, 727 and 737 West Avenue (collectively, the "Overall Property"). The Applicant is proposing to redevelop the Overall Property with a mixed-use development and a public park. Please consider this letter the Applicant's letter of intent in support of a Design Review Board application for the park development plan.

Description of the Overall Property. The Overall Property consists of the 500, 600, and 700 blocks, on the west side of Alton Road and east side of West Avenue. The Property is developed with only the existing former hospital tower, the former 7-Eleven building and two surface parking lots. It is zoned CD-2 (Commercial Medium Intensity) and is within the City's Alton Road Gateway overlay. The proposed park zone is located north of 6th Street.

Proposed Park Development Plan. The Applicant proposes to set aside three (3.0) acre site to be developed with a new, world class, public park. This area of the City has limited park access, with families needing to cross Alton Road to Flamingo Park. With the creation of the new park on the Property,

residents of the West Avenue corridor will finally have a public recreation area of their own.

Design Review Board Requests. The Applicant hereby makes the following requests:

- (1) Design review approval for a public park.
- (2) Phased development approval.

Phasing of Construction. As you know, the Property is located in an important part of the City and the public interest is best served by the minimizing of disturbance from the construction of a large and complicated project. Moreover, the need to develop the adjacent park space in concert with the private development has added complexity. In sum, a phased development is appropriate for the park project.

The proposed phasing schedule is as follows:

- Phase 1, limited to a portion of the park improvements, shall be defined as depicted on the submitted plans. The Applicant shall complete construction of Phase 1 within the earlier of: (i) eighteen (18) months following the Board's approval of Application DRB18-0362 and the expiration of all appeal periods to such issuance with no appeals to such issuance having been filed (or, in the event an appeal is filed, the same has been resolved (by judgement, settlement or otherwise)) on terms and conditions acceptable to the Applicant in its sole and absolute discretion), or (ii) thirty (30) months after the effective date of the Development Agreement;
- Phase 2, limited to a portion of the park improvements, shall be defined as depicted on the submitted plans. The Applicant shall (i) commence construction (consisting of clearing, grubbing, erection of construction fencing and/or drainage improvements) of Phase 2 within forty-eight (48) months after the Board's approval of Application DRB18-0362 and the expiration of all appeal periods to such issuance with no appeals to such issuance having been filed (or, in the event an appeal is filed, the same has been resolved (by judgement, settlement or otherwise) on terms

and conditions acceptable to the Applicant in its sole and absolute discretion) and (ii) complete construction of the Public Park elements of Phase 2 no later than eighteen (18) months following the commencement of construction of Phase 2; and

- Phase 3, limited to a portion of the park improvements, shall be defined as depicted on the submitted plans. The Applicant shall complete construction of Phase 3 within ninety-six (96) months of the effective date of the Development Agreement.

Sea Level Rise and Resiliency. Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

No windows are proposed for the park.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

No cooling system is proposed for the park.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The proposed landscape plan is resilient as it is comprised of native, Florida-friendly, and coastal appropriate plants. The design of the public park will create the first truly resilient park space on Miami Beach.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The park has been designed to accommodate additional stormwater that may result from sea level rise.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The park has been designed to accommodate future raising of adjacent rights of way. As you know, 6th Street has already been raised.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

No mechanical or significant electrical systems are contemplated for the park. If the City determines that restrooms should be constructed in the park, the design of the restrooms should accommodate all mechanical and electrical systems above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

No existing buildings will be retained.

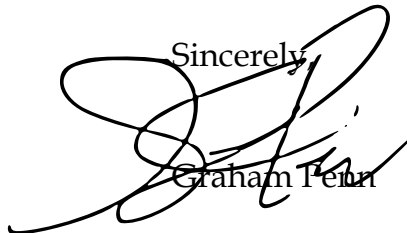
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space is proposed for the park.

- (10) Where feasible and appropriate, water retention systems shall be provided.

Significant water retention elements are included in the overall design.

Conclusion. We believe that the proposed development is consistent with all of the standards of the City's Land Development Regulations. The redevelopment of the Property will create an innovative project that will be a welcome addition to this area of the City and will enhance the City's southern gateway in a manner unlike any other development in living memory. We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Fern