

April 6, 2020

**RE: THE RALEIGH PROJECT - 1775 COLLINS AVE.
CITY OF MIAMI BEACH FLOOD, SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA COMPLIANCE**

The proposed mixed-use redevelopment at 1775 Collins Ave. (Project) in the City of Miami Beach (City) includes expansion of an existing basement area to minimize impact to the above-grade character and function of the historical property. The Project is being carefully designed by experienced professionals to address compliance with Florida Building Code (FBC) Section 1612 Flood criteria, City Code Ch. 54 Flood criteria, City Code Sec. 133 Sea Level Rise and Resiliency Review criteria, and City, County and State stormwater management (including water retention) regulatory criteria.

Proposed Expanded Subterranean Structure and Storm Water Storage: City comments regarding the Project note that the introduction of a subterranean structure “is contrary to the City’s sea level rise and adaptation strategies” and that “staff may not be able to support such a large basement area without a significant resiliency component” ... “i.e., ... storm water storage.” Staff requests the Project team to “demonstrate how water retention onsite will be equal to or better than a no basement option.” It is our understanding that City Code does not provide any restriction on subterranean structure development area except for the subterranean setback boundary.

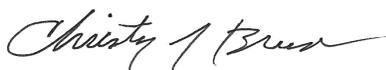
The City’s Sea Level Rise and Resiliency Review Criteria require, “As applicable to all new construction, provision of stormwater retention systems ...” [Sec. 133-50(a)(10), City Code]. As stated in Ocean Engineering’s letter dated April 3, 2020, the Project “will comply with the City’s storm water design criteria of retaining the runoff volume produced by a 10-year/24-hour storm event ...” As Ocean Engineering further notes, “The drainage calculations are only impacted by the proposed ratio of the surface impervious and pervious areas” (i.e., in a horizontal plane, whether at, above or below grade).

The existing development condition on the Project site has 75,809 s.f. of the site covered with impervious building area and the Project proposes 76,085 s.f. of impervious building area; this is only a 276 s.f. increase (0.2% of the 132,814 s.f. total site area). Within the pedestal setback boundary, which contains 50,291 s.f., the Project design proposes 43,641 s.f. of impervious area and leaves pervious 6,650 s.f. of area that is available to develop with buildings (above and/or below grade). Therefore, as the proposed 43,641 s.f. of impervious area is less than the 50,291 s.f. of building area that could be developed at/above grade within the pedestal setback area under current City regulations, the water retention proposed onsite is better than a no basement option where 100% of the available pedestal area is developed.

Should you have any questions regarding this information or would like to schedule a call to discuss, please do not hesitate to contact me at (305) 979-4232 or cbrush@moffattnichol.com.

Sincerely,

MOFFATT & NICHOL



Christy J. Brush
Environmental Regional Manager