

July 11, 2022

Mr. Thomas Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33131

Re: 4300 Alton Road, Mount Sinai Medical Center
DRC Submittal for Design Review Board – Application No. DRB22-0845
Braman Cancer Center

Dear Mr. Mooney:

On behalf of Mount Sinai Medical Center of Florida, Inc., we are pleased to submit the attached Architectural, Civil Engineering, Electrical Engineering, Landscape and Traffic Study documents in response to the review comments we received from the 1st DRC Plan Submittal.

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
Planning Landscape Review - Fail

- a. Comments: Provide completed landscape plans that comply with the Chapter 126 Landscape ordinance including the landscape legend form and plant list showing existing trees to remain, replacement trees, and proposed trees and shrubs.

Response:

Complete landscape plans have been incorporated in Final Submission.

Planning Landscape Review Deschamps, Giselle: Completed 07/01/2022

- a. Provide Cost Estimate in LOI or under separate cover.

Response:

Please see attached file.

- b. Include a copy of the signed and dated checklist issued at pre-application meeting.

Response:

The COMB did not require a preapplication meeting due to staffing constraints and did not provide a checklist for this project.

- c. Provide building permit number for previously approved building permits.

Response:

This is a new building on a site that is currently a parking lot on the Medical Campus. There are no permits on file for this building since it is not a building addition.

- d. Existing and proposed F.A.R. diagrams shall be submitted as part of the architectural set.

Response:

Please refer to Sheet A002B for the Existing FAR Diagram. This diagram includes a Parking Garage Expansion DRB 22-0793 which has been approved by the DRB but has not been constructed yet.

Please refer to Sheet A002C for the New FAR Diagram. Response:

Dimensions have been added to the architectural plans. Please also refer to Civil documents included in submission.

- e. Provide an existing site plan that is fully dimensioned with setbacks and including adjacent right-of-way widths.

Response:

Please refer to Sheet A015. This project is on a Medical Campus so the only set back that is applicable is the side yard where the building is adjacent to the FDOT right of way for the I-95 (Julia Tuttle cause-way.). Please refer to Sheet A008A and A008B Boundary Survey for additional information. Please also refer to Part 3 Civil Submission.

- f. Please provide a demolition plan for further review.
Response:
Please refer to Sheet A009 for demolition plan. All existing structures, foundations, lighting, curbs, will be demolished and removed. Underground Utilities will be terminated and capped. Stormwater will be modified to integrate new structures and drainage areas, please refer to civil.
- g. The material and finishes should be noted on the exterior elevation sheets.
Response:
The building consists of white precast walls and aluminum and glass curtain walls. The elevations are tagged with wall assemblies. The enclosure assemblies are described for their material qualities on Sheet A034. Please also refer to sheet A033 which relates the assemblies back to the existing material palette on campus. There are really only two materials on the building. An opaque exterior white precast wall EWA-1. and Exterior Glazing Sytems which consist of Aluminum and Glass Curtainwalls labeled as EGS-1thru EGS-5. The number designating the floor and its subsequence performance requirements but all areas labeld with EGS are aluminum and glass curtainwall which will be similar to that used on the Skolnick Surgical Tower as indicated on Sheet A033
- h. The building elevations shall dimension the maximum height from B.F.E. plus freeboard to the main roof line.
Response:
We have added dimensions requested to the elevations. BFE is set to 8.00 NGVD by COMB ordinance Section 54-35. The first floor of the Braman Cancer Center is at 12.55' NGVD creating a free board of 4.55'.
- i. Include the proposed building sections as measured from B.F.E., plus freeboard.
Response:
Please refer to Sheet A037 for Building Sections
- j. Provide contextual elevation line drawing and axonometric diagram for reference.
Response:
A contextual axonometric has been added to the set on Sheet A014.
- k. The maximum permitted amount of hospital staff office space shall not exceed 15 percent of the hospital's gross floor area, without bonuses, excluding parking structures and other hospital staff office space. Provide a separate diagram and calculation showing the total square footage and percentage that is proposed for hospital staff office space.
Response:
The existing buildings are permitted, and it is assumed conform to the specified requirements. The Braman Cancer Center offices account for 3292 S.F. /217,716 S.F. which is 1.5% of the Braman Cancer Center and is in conformance with the requirements. Please refer to A002D for diagrams indicating office area and A002A for total building area.
- l. This hospital staff office space shall be considered as an accessory use, and parking shall be provided at the rate of one space per 400 square feet of hospital staff office space. Provide a parking calculation that includes the existing, required, and provided parking spaces with corresponding floor plans.
Response:
The Braman Cancer Center is a outpatient clinic as defined in COMB ordinance. The parking load requirement for outpatient clinics is 1/400 S.F. so there is no adjustment required for the office spaces. However we have included a diagram on Sheet A002D which illustrates the office area in the building is 3292 S.F.
- m. The projected expansion plans for new construction and/or substantial rehabilitation of existing facilities indicating the type, size and location of each facility should be specified in the master plan, sheet 13.
Response:
A narrative has been added to the Master Plan document which has been removed from the Architectural Submission and is now a separate exhibit in the submission.
- n. Provide an air quality study that would substantiate that the resulting impact of any proposed new development in the hospital would not cause the ambient air quality of the neighborhood surrounding the

hospitals to exceed the standards established by the county department of environmental resources management.

Response:

An air quality study will be conducted at conclusion of Design Development and can be provided with our permit documents.

- o. Details of the generator and enclosure are required. Note the required and proposed setbacks.

Response:

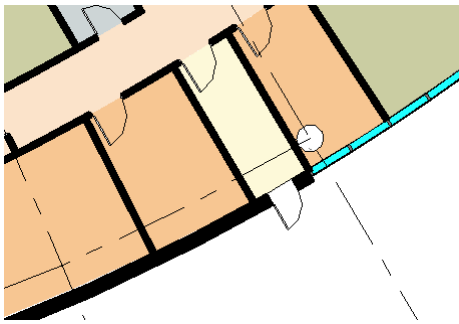
Refer to sheet A015G which the generator enclosure and the setback and the requirement.

- p. The plans are not legible. Exterior glazing vs. walls cannot be distinguished.

Response:

Response:

We have increased the text height where feasible. It is very difficult to show a building of this scale and provide typical line weights as one would do for a bid set of documents. At this scale an appropriate line weight to an exterior wall would obscure the wall because it would be a foot thick. However, we have heard your comment and here is how we have addressed it. We have provided an additional set of plans by breaking the floor plate into two sectors we are able to increase the scale and still allow for easy understanding of the plans. In addition we have highlighted the glazed areas in a light blue to match the elevations and the opaque walls are solid black (see partial graphic below for reference) However please note that the building is primarily a ribbon window building so the exterior walls on the upper levels are all glass in plan.



- q. Dimension all exterior driveways and walkways.

Response:

Dimensions have been added to the architectural site plans. Please also refer to Civil documents included in submission.

- r. Fully Label the site plan. There are lots of areas depicting trucks or vehicles but they are not labeled. There are lines covering portions of the drives that are not labeled.

Response:

Vehicle graphics have been removed to avoid confusion. Lines of Overhead canopies have been notes.

- s. What is happening on the roof decks at each level? Are all of these not accessible? Please clarify and detail.

Response:

There are no occupiable roofs in the project. Doors that provide access to roofs are only for maintenance purposes.

- t. What is the errant semi tractor trailer on the plans? This does not seem to relate to the site plan.

Response:

The vehicle graphics have been removed. They were for operational discussions with the owner.

- u. The plan for the "healing garden" is completely inadequate. What is this? Provide plans and details (Sheet A014G)

Response:

Additional details and notes have been added. Please also refer to landscape drawings in the submission for additional detail.

- v. Vehicular movement diagram is not legible – too small.

Response:

The scale of the drawing and the legend has been increased.

- w. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

Response:

Comment Noted and cover sheet is updated.

- x. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response:

Comment noted. The cover sheet is dated signed and sealed similar to both prior submittals.

3. DESIGN RECOMMENDATIONS

- a. Enhance the renderings. Further develop the blank portions of the ground floor.

Response:

Comment noted. Rendering have been developed further.

- b. Relocate the generator away from the water.

Response:

Comment noted. The client is evaluating moving the generators to the mechanical penthouse on Level 5.

4. ZONING COMMENTS

- a. a. Must note the required setbacks on the site plan along with the proposed setbacks.

Response:

Please refer to Part 1 Sheet A015 for general conformance and A015G for clarity on the generator's location for conformance. Since this is a Medical Campus, the only setback that applies is the side yard adjacent to the FDOT Right of Way

- b. A key plan must be provided on every applicable sheet, including all plans AND elevations.

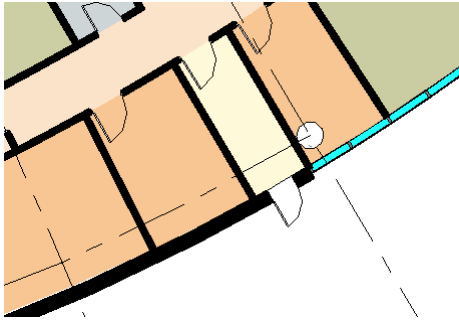
Response:

Key Plans have been added, where they were missing and seem applicable.

If the plans are not made clear, the application will not be placed on the September agenda. Please review the plans to make sure they are clear and legible with high quality architectural graphics (with appropriate varying line weights, and not engineering drawings with a single line weight). We should not have to comment that the text is too small and that the plans are not legible.

Response:

We have increased the text height where feasible. It is very difficult to show a building of this scale and provide typical line weights as one would do for a bid set of documents. At this scale an appropriate line weight to an exterior wall would obscure the wall because it would be a foot thick. However, we have heard your comment and here is how we have addressed it. We have provided an additional set of plans by breaking the floor plate into two sectors we are able to increase the scale and still allow for easy understanding of the plans. In addition we have highlighted the glazed areas in a light blue to match the elevations and the opaque walls are solid black (see partial graphic below for reference) However please note that the building is primarily a ribbon window building so the exterior walls on the upper levels are all glass in plan.



Sincerely,

Michael Zensen, AIA
Project Architect

Cc: Michael Belush, AICP, Planning & Zoning Manager
Wesley Hevia, Esq., Akerman LLP
Matthew Barnard, Mount Sinai Medical Center
Nick Hill, Adams

June 20, 2022

Mr. Thomas Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33131

Re: 4300 Alton Road, Mount Sinai Medical Center
DRC Submittal for Design Review Board – Application No. DRB22-0845
Braman Cancer Center

Dear Mr. Mooney:

On behalf of Mount Sinai Medical Center of Florida, Inc., we are pleased to submit the attached Architectural, Civil Engineering, Landscape and Traffic Study documents in response to the review comments we received from the initial DRC Plan Submittal.

Please note that after the initial submittal, Mount Sinai decided to demolish their existing daycare facility and add this site area to the Braman Cancer Center project. This site is adjacent to the Braman site. Recent communication between City staff and Wesley Hevia, Associate with Akerman LLP and legal counsel to Mount Sinai, concluded that the proposed expanded site and surface parking lot should be shown in this submittal, even if just a concept drawing. The Architectural site plan in the attached packages shows the expanded site. Given the timeframe, the Civil and Landscape drawings do not yet reflect this revision but will be updated for the Final Submittal.

We look forward to receiving the City review comments and proceeding to the Final Submittal and DRB Meeting.

Sincerely,



Stephen D. Myers, AIA
Project Manager

Cc: Michael Belush, AICP, Planning & Zoning Manager
Wesley Hevia, Esq., Akerman LLP
Matthew Barnard, Mount Sinai Medical Center
Nick Hill, Adams

20 May 2022

**Re: Mount Sinai Medical Center
Development Review Board Comment Responses
Langan Project No.: 330089601**

This letter will serve as the response to the information requested for the above-mentioned project.

Comment 1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall. A. Pre-development and post-development analysis of the drainage system will be required during construction. B. Drainage plans and calculations will need to be approved by Miami-Dade County DERM Water Control Section. C. Ensure pollution retardants are used in areas with exfiltration trenches.

Response 1.

A. Noted. Calculations will be made accordingly. Storm water management report indicating design parameters and will be submitted to the City of Miami Beach during the Building Department review.

B. Noted.

C. Noted, pollution retardants will be included on the structures that have exfiltration trenches in between them.

Comment 2. C-500 – water main capacity improvement. Will need FDEP permit.

Response 2. Noted.

Comment 3. May need to modify existing sanitary sewer permit (adding pump station and force station). Contact DERM and ask if we need to modify permit, or whether a new one is needed. City Staff's advice is to start on these immediately once approved so it will not prolong building permit process.

Response 3. Noted. Meeting with DERM has been made for 6/24/2022 to discuss permitting of the sanitary sewer system.

Comment 4. This project will disturb more than one (1) acres of land. Therefore, you will be required to acquire a "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP). Copy of the permit shall be submitted during the building permit review to the attention of the Public Works Department plan reviewer. Please refer to FDEP website at: <https://floridadep.gov/water/stormwater/content/construction-activity-cgp>

Response 4. Noted.

If you have any questions please do not hesitate to contact us at 954.320.2156.

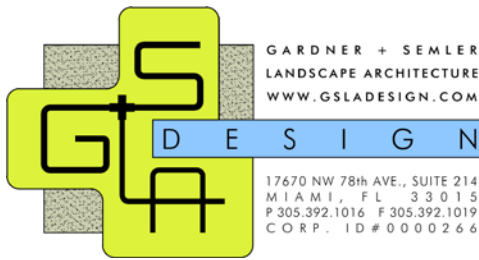
Sincerely,
Langan Engineering,



Jon Rhine
Project Manager, PE



Michael Carr, PE, LEED AP
Associate



June 20, 2022

Michael Zensen
CannonDesign
1100 Clark Avenue
Saint Louis, Missouri 63102

RE: Responses to Review Comments

Dear Michael,

We received some comments on the landscape plans. Here are our responses to these comments:

Comment: Provide completed landscape plans that comply with the Chapter 126 Landscape ordinance including the landscape legend form and plant list showing existing trees to remain, replacement trees, and proposed trees and shrubs.

Response: The landscape plans provided show sufficient quantities of plant material to comply with Chapter 126. At this time, the plans have not been developed sufficiently to detail which trees and shrubs are which species but this will be provided.

Comment: A tree removal permit with the City of Miami Beach Urban Forestry Department is required. The new seawall construction project has eliminated many trees in the Tree Disposition. The Tree Disposition needs to be updated upon the next review. Removal of all invasive exotic tree species as confirmed by the Florida Invasive Species Council as Class I invasive species do not require or have reduced mitigation per Code. Please check Urban Forestry prior to the adjusting the mitigation plan for these particular tree removals. All trees within the project limits should be at least moderately salt spray tolerant unless the spray is blocked by the building. Any trees near the seawall should be able to withstand some salt water inundation in case of waves crashing over the seawall during heavier storms. Large trees with spreading canopy should not be placed close to the building. When they mature, the tree will have to be unnaturally maintained to keep vegetation off the building. This is just a general comment as no exact species were named. Suspended pavement systems are required where soil volume is not sufficient for proper tree growth.

Response: A Tree Disposition Plan is provided as part of the set of plans. Presently, an Arborist's Report is being generated to coordinate with the Tree Disposition Plan. Tree removals shall be coordinated with Urban Forestry and all mitigation shall be provided on site. All landscape design is being thought through carefully with special consideration for climatic conditions such as salt spray, wind, exposure and proximity to structures or utilities.

I hope this provides helpful. If you have any questions, please don't hesitate to call.

Regards,

Ken Gardner