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

**Re: Letter of Intent – 4300 Alton Road, Mount Sinai Medical Center
Design Review Board Application No. DRB22-0845
Braman Cancer Center – Final Submittal**

Dear Mr. Mooney:

On behalf of Mount Sinai Medical Center of Florida, Inc. ("Mount Sinai"), we submit this application for Design Review approval for the proposed new state-of-the-art Braman Cancer Center (the "Cancer Center") to be located at Mount Sinai's main hospital campus (the "Campus") at 4300 Alton Road (the "Property") in the City of Miami Beach ("City"). Specifically, the Cancer Center will be located on the western portion of the Campus along Biscayne Bay, consistent with the hospital's Master Plan.

In addition to providing vital cutting-edge medical services to the Miami Beach community, local region, and beyond, the Cancer Center will yield an important architectural contribution to the City's skyline, especially as it is viewed from the eastbound lanes of the Julia Tuttle Causeway heading into the City from the mainland. The proposed design for the Cancer Center complements the Campus' unified aesthetic while simultaneously exhibiting bold curvilinear forms and other characteristics that distinguish the Cancer Center as a preeminent medical facility rooted in the City's unique context.


The Cancer Center meets all relevant Design Criteria. Furthermore, the Cancer Center will feature lush landscaping, thoughtful lighting, and is otherwise compatible with the overall Campus and consistent with City Code requirements, as further detailed in the enclosed plans sets. The Cancer Center also meets the City's Section 133-50 Sea Level Rise Criteria, as described in "Exhibit A" hereto.

The Cancer Center is an essential component of Mount Sinai's continued Campus growth as set forth in its Master Plan, represents a significant investment¹ by Mount Sinai, and will be a true long-term asset for the Miami Beach Community. We respectfully request your favorable review. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

¹ The construction cost for the Cancer Center is currently estimated at approximately \$146,000,000. This figure is subject to change as the design process evolves. Additional factors such as changing economic conditions may also influence actual construction costs.

Sincerely,

AKERMAN, LLP


Neisen O. Kasdin

cc: Michael Belush, AICP, Planning & Zoning Manager
Fernanda Sotelo-Chotel, Principal Planner
Giselle Deschamps, Senior Planner
Wesley Hevia, Esq., Akerman LLP

EXHIBIT A

(response to individual sea level rise and resiliency review criteria)

The proposed project meets the City's Section 133-50 Sea Level Rise Criteria, as follows:

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

We will have a construction waste plan requirements as part of the construction documents.

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

The Galzing system will meet high velocity hurricane zone requirements.

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

Operable windows cannot be employed on this project, because of the potential impact on the stability of the Mechanical systems performance. The project otherwise complies with this criteria.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.

We will comply with the City of Miami Beach Code of Ordinances.

(5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The impact of sea level rise has been considered in establishing the design elevation for the building.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

The entire site is being raised in response to sea level rise criteria.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electric systems shall be located above base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable.

(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 54 of the city Code.

Not applicable.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

We will follow all applicable stormwater management requirements.

(11) Cool pavement materials or porous pavement materials shall be utilized.

The project will follow the City's Cool pavement regulations.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The project seeks to minimize the impact of the project on heat island effects on site.