

February 3, 2023

Attn: City of Miami Beach
Planning Department

Re: DRB Final Submittal
DRB23-0910
Letter of Intent
Marine Patrol Facility
1790 Purdy Avenue
Miami Beach, FL 33139
Folio: 02-3233-012-0390

To whom it may concern:

M. C. Harry & Associates, Inc. is the Architect of Record for the planned improvements for the new Marine Patrol Facility at Maurice Gibb Memorial Park. The project is not located in a Historic District and the existing Marine Patrol building is not designated as historic.

The City intends to develop the existing Marine Patrol site to house both the Police Department and the Fire Department Marine Patrol units, and public uses for the adjacent Maurice Gibb Memorial Park. The existing Marine Patrol building was designed in 1990 by noted Miami Beach architects Norman M. Giller & Associates, Inc. The facility is currently used by the Police Department Marine Patrol Unit. The existing building of approximately 2,500 SF, comprised of 1,000 SF of covered boat storage area and 1,500 SF of enclosed building, would be demolished completely as part of this project.

The proposed project site area is approximately 16,500 square feet within the City owned property of 148,376 square feet. The Marine Patrol Facility is located between the park and public parking lot, and the boat launch and boat trailer parking area. The proposed project is to be designed and constructed within current zoning code parameters. No variances are requested.

A separate project by the City of Miami Beach is in progress which will completely redesign the adjacent Maurice Gibb Memorial Park, as approved under DRB22-0805. Landscape plans from the Park Project are included in this submittal for reference. This project DRB23-0910 will coordinate with the park project design for a seamless transition between the two. Construction of the park project will begin Spring 2023.

The Marine Patrol project will not affect the amount of parking in the existing adjacent public parking lot or boat trailer lot. Within the project site, new dedicated parking spaces will be provided for Marine Patrol staff. The new three-story building would have an approximate overall size of 9,650 GSF comprised of 1,500 GSF of covered boat storage area and 8,150 GSF of enclosed area. The current construction cost estimate is \$3.95 million.

The lowest level would contain the boat storage area, a new emergency generator for the building, an office for the Parks Department, three (3) single occupant public restrooms for the park use, a public entrance point to the Marine Patrol, storage for each department's boat equipment, and a

decontamination room. The second level would contain the Police Department Marine Patrol Unit and a shared Gym space. The third level would contain the Fire Department Marine Patrol Unit.

Sustainability and Resiliency:

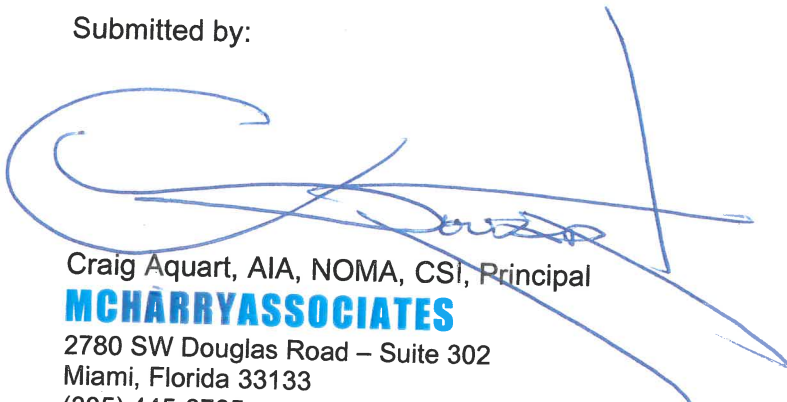
Per Land Development Regulations Section 133-2, the proposed Marine Patrol Facility will pursue LEED Gold Certification.

Per Land Development Regulations Section 133-50, the proposed Marine Patrol Facility construction documents will endeavor to meet or exceed the development criteria set forth, including:

- Documenting a plan for recycling or salvaging materials from the total demolition proposed.
- Providing hurricane impact windows.
- Providing operable windows where possible.
- Providing resilient landscaping of salt tolerant, highly water-absorbent, native, or Florida-friendly plants.
- Providing the lowest habitable floor above base flood elevation plus Freeboard and locating all critical electrical and mechanical systems above this level.
- If any habitable spaces are provided below base flood elevation plus Freeboard, wet or dry flood proofing systems would be provided.

As an Emergency Facility, the building will be designed for enhanced wind requirements, and all habitable areas of the building will have their lowest floor level above Base Flood Elevation + 2 feet. The minimum required floor level is 10.00' NGVD = 8.45' NAVD. The proposed Marine Patrol building lowest habitable floor level is 8.50' NAVD.

Submitted by:



Craig Aquart, AIA, NOMA, CSI, Principal

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