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May 3, 2018

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 (a/k/a Mount Sinai Medical Center)
Final Submittal – Design Review Board (DRB 18-0269)
Expansion of Generator Building**

Dear Mr. Mooney:

On behalf of Mount Sinai Medical Center of Florida Inc. (the "Applicant"), we submit this application for the property located at 4300 Alton Road (a/k/a Mount Sinai Medical Center) in the City of Miami Beach (the "Property"). The Property is the Main Campus of Mount Sinai's hospital Center, which was founded in 1949, and is the largest private independent not-for-profit teaching hospital in South Florida. The Property is approximately 2,472,120 square feet (or 56.752 acres), and is improved with, among numerous other medical-related buildings, a generator facility used for providing emergency power during electricity outages (the "Generator Building").

Applicant is requesting Design Review Board approval for an expansion of the Generator Building (the "Project") to allow additional backup power for the larger medical campus during, among other things, severe weather events. Specifically, the Project proposes partial demolition of a portion of the existing building to make way for construction of a new wing to the Generator Building that is modeled both in terms of design and layout after the existing Generator Building.

Attached as "Exhibit A" hereto is a response to individual sea level rise and resiliency review criteria, as required per section 133-50 of the City Code.

Attached as "Exhibit B" hereto is a narrative response to individual comments issued by the City of Miami Beach after First Submittal, as requested in those comments.

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.

Sincerely,

AKERMAN, LLP



Neisen O. Kasdin

cc: James Murphy
Fernanda Sotelo
Ricardo Guzman
Carmen Sanchez
Wesley Hevia, Esq.

EXHIBIT A

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

- 1) *A recycling or salvage plan for partial or total demolition shall be provided.* Should Staff deem necessary, a recycling plan will be provided as part of the submittal for a demolition permit to the building department.
- 2) *Windows that are proposed to be replaced shall be hurricane proof impact windows.* This is an industrial single-purpose generator building with no windows.
- 3) *Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.* This is an industrial single-purpose generator building with no windows.
- 4) *Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.* Should Staff deem necessary, all new landscaping will consist of Florida friendly plants.
- 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.* According to the survey, the Property is located in a 7' flood zone. According to the Site Plan, the first floor level will be constructed at 9.02', which is 2' above the base flood elevation. The Project is therefore not anticipated to be excessively impacted by 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.* Not Applicable. First Floor is interstitial space.
- 7) *Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.* All critical mechanical and electrical systems will be located above base flood elevations. Generators are located beginning on the second floor (14.02', which is 7' above base flood elevation).
- 8) *Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.* 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 of 54 of the City Code.* Not Applicable.
- 10) *Where feasible and appropriate, water retention systems shall be provided.* Construction of the new facility has no impact on existing stormwater retention systems.

EXHIBIT B

(Narrative response to comments issued after First Submittal)

- A. Graphically paginate all pages of set – **COMPLETE. See all pages of Plans.**
- B. Survey needs to be part of drawing set – **COMPLETE. See page 2 of Plans.**
- C. Include siteplan with 100' radius of surrounding area. – **COMPLETE. See page 22 of Plans.**
- D. Existing site plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- E. Existing elevation plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- F. Demolition site plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- G. Proposed site plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- H. Proposed elevation plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- I. Proposed section plans should be enlarged, one per page. – **COMPLETE. See Plans Generally.**
- J. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. – **COMPLETE. See page 1 for deadlines. See all pages for date.**
- K. Add narrative response sheet. – **COMPLETE. see above.**