



Architecture – Interiors – Construction Management
Lic.#AA26002467

The Chairperson and Members of the
Miami Beach Design Review Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

March 16, 2018

**Re: Compliance with Sea Level Rise and Resiliency Review Criteria
CO1 835 LLC, 835 Alton Road, Miami Beach (the “Property”)
Historic Preservation Board Approval for Hotel/Retail – Mixed Use (“Application”)
HPB18-0198**

Dear Chairperson and Members of the City Land Use Boards:

Please accept this letter as the proposed design shall meet the requirements stipulated below.

As per Section 133-50 (a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- 1) A recycling or salvage plan for partial or total demolition shall be provided.
- 2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- 3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- 4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- 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.
- 6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-ways and adjacent land.
- 7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- 8) Existing building shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- 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.
- 10) Where feasible and appropriate, water retention systems shall be provided.

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835 Alton Road, Miami Beach
Compliance with Sea Level

Sincerely,

Wesley Art Castellanos, A.I.A.

Cc: Eric Kamhi (Mgr/Owner)