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July 26, 2019

VIA HAND DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

**Re: Baptist Health South Florida, Inc. – Application to Planning Board
(PB19-0309) – Narrative Response**

Dear Mr. Mooney:

Please accept this letter on behalf of Baptist Health South Florida, Inc. (the “Applicant”), in response to Planning Department first submittal review comments dated July 19, 2019 for Application PB19-0309) in connection with the approval of an amendment to a previously issued conditional use permit (CUP) for a development project exceeding 50,000 square feet (the “Application”). The subject property consists of ± 1 acre and is located at 709, 721 and 745 Alton Road, in Miami Beach, Florida, and is identified by Folio Nos 02-4203-009-8630, -8620, -8610, and -8600 (collectively, the “Property”). The Property is zoned Medium Intensity Commercial Category (CD-2) and has a land use designation of CD-2

The Applicants responses to the comments are as follows:

I. Planning Department Review Comments:

1. Provide Checklist.

The checklist for this Application, dated June 14, 20109, is enclosed with this submittal.

2. Operational Plan: (Missing – Checklist Item 36). A separate and complete operational plan must be submitted including hours of operations, (all areas), number of employees, security, trash and deliveries hours and location, parking (see below). Without this, the application will not be placed on the agenda..

The complete Operational Plan for this Property has been revised to provide consistency with the Application request to eliminate the restriction in conditions 7

and 10 of the CUP, which limits the type of ambulatory surgical services solely to gastroenterology procedures. As such, the revised Operational Plan contemplates the ability to perform ambulatory outpatient surgical services for Class II medical uses as defined in Section 142-1253 of the City Code.

In addition, information relating to hours of operations (see pages 8, 11, 15, 21, 22, and 23), number of employees (see pages 11, 15, 21, 22, and 23), security (see page 46), trash and deliveries hours and location (see pages 34-41), and parking (see page 30) is also included in the enclosed Operational Plan.

3. Zoning Data and operational plan: please provide how was the project approved previously in terms of parking requirements, required, provided and how the parking garage operates.

The Application does not contemplate any changes to the approved site plan. A Zoning Data sheet has been prepared by Perkins&Will to provide clarification and reflect, among other things, the required, approved, and provided parking for the project. A summary of the changes to the Operational Plan is also enclosed with this submittal. As noted in the summary sheet titled "Operational Plan Revision," pages 17, 18, 20, and 21 of the Operational Plan have been revised to accommodate for ambulatory outpatient surgical services for Class II medical uses as defined in Section 142-1253 of the City Code, and eliminate the limitation to gastroenterology procedures. Please note that no new impacts to the previously approved operations or the Property will result in connection with this modification.

4. Please provide any current BTR's for the property.

All current BTRs for the Property are enclosed with this submittal.

5. Please provide a narrative response to these comments.

This letter shall serve as the narrative response to the comments issued on July 19, 2019 for this Application.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to call me directly at 305-789-7782.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Joseph G. Goldstein

Enclosures