

March 7, 2022

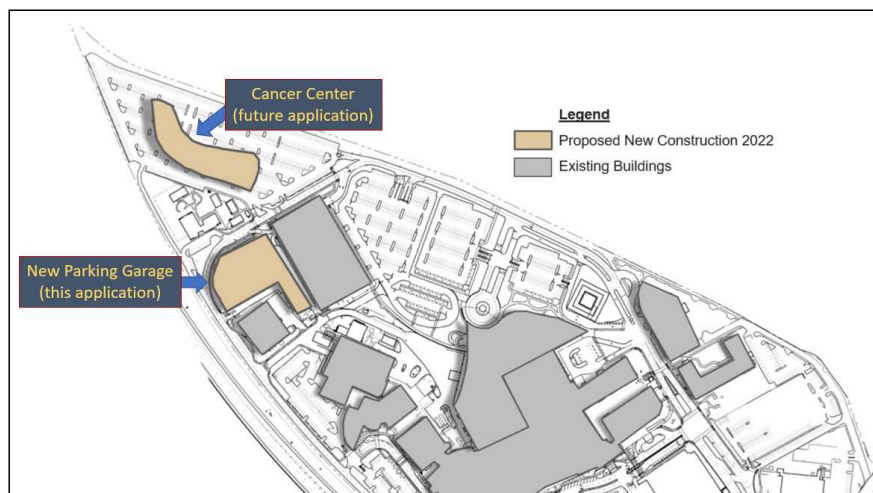
Thomas Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33131

**Re: Letter of Intent – 4300 Alton Road (a/k/a Mount Sinai Medical Center)
Final Submittal – Design Review Board (DRB22-0793)
New West-Campus Parking Garage**

Dear Mr. Mooney:

On behalf of Mount Sinai Medical Center of Florida, Inc. ("Mount Sinai"), we submit this application for Design Review approval for construction of a new six (6) story parking garage (the "Proposed Garage") at Mount Sinai's hospital campus (the "Campus") located at 4300 Alton Road (the "Property") in the City of Miami Beach ("City"). Specifically, the Proposed Garage would be located on the western portion of the Campus, immediately adjacent to an existing Mount Sinai parking garage.

The Proposed Garage is primarily intended as an enabling project for a proposed Mount Sinai state-of-the-art cancer center facility that will serve the Miami Beach community, local region, and beyond (the "Proposed Cancer Center"). Specifically, the Proposed Garage will help free up land on the westernmost portion of the Campus (which is currently a surface parking lot) to allow future construction of the Proposed Cancer Center. Mount Sinai intends to file a DRB application for the Proposed Cancer Center in the coming months. The Proposed Parking Garage and the Proposed Cancer Center are depicted as follows:



The Proposed Garage is intended to primarily serve hospital employees, and is therefore subordinate to the main use at the Property and incidental to and customarily associated with a hospital, including accessory hospital facilities. The Proposed Garage will contain 949 parking spaces and will replace an existing surface parking lot containing 143 parking spaces. Accordingly, the Proposed Garage will yield a net increase of approximately 803 parking spaces at the Campus. The Proposed Garage's building footprint would occupy 54,244 square feet of the Property's 2,472,120 square feet (or 56.752 acres) of lot area.

The Proposed Garage will improve parking efficiency at the Campus through concentrating employee parking at a particular location within the Campus, as well as by generally increasing the number of parking spaces available to visitors on a Campus-wide basis. As described further above, the Proposed Garage will also create the parking flexibility needed to accommodate future development at the Campus – including the Proposed Cancer Center – consistent with the Master Plan for the Campus.¹

The Proposed Garage is thoughtfully designed, and is consistent with relevant City Criteria. Although the northern and eastern portions of the Proposed Garage are visually obscured by the existing parking garage and a research building, respectively, the southern and western portions of the Proposed Garage are partially visible from both the Campus' internal roadways and the Julia Tuttle Causeway. Accordingly, the entire south and western portions of the Proposed Garage are wrapped with an articulated curved screening which both breaks up the garage's otherwise jagged corner features and greets visitors with visually appealing architecture. Furthermore, the Proposed Garage has lush landscaping, proper lighting, and is otherwise compatible with the overall Campus and consistent with City Code requirements, as further detailed in the enclosed plans sets. The Proposed Garage also meets the City's Section 133-50 Sea Level Rise Criteria, as described in "Exhibit A" hereto.

The Proposed Garage is an important component of Mount Sinai's continued Campus growth as set forth in its Master Plan. 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: Michael Belush, AICP, Planning & Zoning Manager
Fernanda Sotelo-Chotel, Principal Planner
Wesley Hevia, Esq., Akerman LLP

¹ Both the Proposed Garage and Proposed Cancer Center buildings are depicted on the current Master Plan for the Campus. Enclosed with this application is a Master Plan update sheet showing slight adjustments to the orientation and configuration of those buildings, consistent with this Proposed Garage application and the forthcoming Proposed Cancer Center application.

EXHIBIT A

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

The proposed Garage 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.

The existing improvements to be demolished are anticipated to be limited to a surface parking lot. 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.

No replacement windows are proposed. The proposed project is a parking garage.

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

The proposed project is a parking garage. Those portions of the elevations which have the harshest exposure will receive the proposed architectural cladding system made up of perforated metal panels which will serve to provide passive cooling of the structure.

(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.

The project will comply with Chapter 126 of the City Code. Applicant will work with Staff to further the City's resilient landscaping goals.

(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.

Applicant has studied the SFRCAP and SFRCCC, as well as studied the land elevation for the subject property and elevation of surrounding properties, and has determined that the BFE, Grade Value, and Adjusted Grade, and other elevation metrics relevant to this project are sufficient, especially given the proposed parking garage use.

(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.

Applicant has designed the project, accordingly, within the context that the proposed project is a parking garage.

(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 electrical systems will be located above base flood elevations.

(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.

The proposed parking garage replaces an existing surface parking lot. The parking garage is only one improvement within the larger Campus, and stormwater is planned on a campus-wide basis.

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

Applicant has designed the project, accordingly, within the context that the proposed project is a parking garage.

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

Applicant has designed the project, accordingly, within the context that the proposed project is a parking garage.