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July 31, 2024

VIA ELECTRONIC FILING

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Approval for Revised "600 Alton" Commercial Use at 630 Alton Road, Miami Beach.

Dear Tom:

This firm represents TCH 500 Alton, LLC (the "Applicant"), the owner of 630 Alton Road (the "Property").

Please consider this letter the Applicant's letter of intent in support of an application to allow for modifications to the approved commercial development at 630 Alton Road and to allow for phasing of the development..

Description of the Property. The Property is approximately 46,408 square feet (1.06 acres) in size and is located on the west side of Alton Road north of the 500 block. The site includes the former 6 Street. Without the former street, the Property is approximately 33,915 square feet (0.78) in size. The Property is zoned Commercial, Medium Intensity ("CD-2") and is within the Alton Road Gateway Overlay area as proposed to be amended.

The Property is currently developed with a sales center for the 5 Park development.

630 Alton Development. The 630 Alton property has an existing design approval for a two-story commercial building. The revised plan proposes to reduce the height and footprint of the commercial uses, replacing the two-story structure with two single-story buildings (totaling approximately 11,694 square feet in size) and removing parking and driveways to allow the use to be better

integrated into Canopy Park. The Applicant further desires to allow for a phased development of the commercial buildings.

Loading and trash pickup will be managed through an "on-street" loading area located on the former 6 Street (these spaces are also present on the approved plan). Pedestrian access will be available from Alton Road, the former 6 Street, or Canopy Park. Parking will be available in the form of surface parking on the 600 Alton site and structured parking within the "5 Park" garage located on the 500 block. Bicycle racks have been provided at the perimeter of the commercial site.

Design Review Criteria. The application is consistent with the City's design review criteria codified in Section 2.5.3.1 of the City's Resiliency Code. Below is each relevant criterion and the application's consistency with all of the standards..

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

   The plan is in compliance.

b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

   The plan is in compliance.

c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

   The plan is in compliance.

d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.

The plan is in compliance.

e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

The plan is in compliance.

f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

The plan is in compliance. The proposed buildings have been designed to integrate into the surrounding area, including the adjacent park space.

g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

The plan is in compliance. The proposed buildings are an efficient use of the land and preserve pedestrian site lines.

h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

The plan is in compliance. Pedestrian access from surrounding streets and the park are the focus of the design and the plan includes bike racks. Vehicular access is limited to the former 6th Street.

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

The plan is in compliance. The project lighting has been designed to limit glare on adjacent properties.

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

The landscaping has been designed to blend well with the adjacent City park site.

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

The plan is in compliance. The design of the project, with limited parking, will ensure that all adjacent sites will be shielded from light and noise impacts.

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

The plan is in compliance. The buildings have been designed to integrate into the adjacent park site.

m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall

buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

The project is a single story with commercial uses and storefronts facing the street and adjacent park.

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

All rooftop equipment will be screened.

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

This criterion is inapplicable to this application.

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

The project is a single story with commercial uses and storefronts facing the street and adjacent park.

q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties

The back of house elements of the development have been located in a manner to limit the impact on adjacent properties.

r. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

This criterion is inapplicable to this application.

s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

See below analysis.

Sea Level Rise and Resiliency. Section 7.1.2.4 of the Miami Beach Resiliency Code 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.

   No demolition of permanent structures is contemplated.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

   All windows will be hurricane proof.

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

   Operative windows may be appropriate, dependent on tenant improvements.

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 landscape plan is resilient as it is comprised of native and Florida-friendly plants appropriate for the area.

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.

The project has been designed with sea level rise in mind.

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.

The project has been designed to accommodate the raising of adjacent rights of way in the future.

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.

The plan is in compliance.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

This provision is not applicable to the instant application.

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.

No habitable space will be below base flood elevation.

10. As applicable to all new construction, stormwater retention systems shall be provided.

The project has been designed with stormwater retention as required.

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

    The project can accommodate cool pavement where possible.

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

    The use of generous overhangs in the design will limit the potential height island effect for the buildings.

Conclusion. We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn