

## LETTER OF INTENT

**TO:** City of Miami Beach Planning Department: **Design Review Board**

**FROM:** Marlon Medina, P.E., Stantec

**DATE:** October 14, 2025

**SUBJECT:** City of Miami Beach Sewer Pump Station No. 25

On behalf of the Department of Public Works, Stantec respectfully submits this application for the review of the proposed Sewer Pump Station No. 25, located at the intersection of Alton Road and West 27th Street.

This project involves the construction of a new sewer pump station designed to manage wastewater flows from the neighborhoods located along Alton Road, between Dade Boulevard and Chase Avenue, identified as Basins 1B and 28E. This project is being planned in coordination with broader improvements to Alton Road, allowing the city to efficiently upgrade underground utilities while minimizing disruption to the community. The City has contracted Stantec to lead the design of this critical infrastructure improvement.

This project is necessary to replace outdated facilities and to ensure the system can reliably handle current and future wastewater demands. The existing facilities are undersized and inefficient, posing a risk of sanitary sewer overflows during peak flow conditions. The new pump station will improve system performance and support continued compliance with state environmental regulations.

Recognizing that neighborhood compatibility is important, the design incorporates odor control measures to ensure the station operates with minimal impact on surrounding residents and businesses. Specifically, the system will include a Wager odor control valve and a BioRem odor control system. These technologies are designed to effectively capture and treat foul air generated within the wet well, significantly reducing potential nuisance odors.

While the station is designed with functionality and resilience as the top priorities, we recognize that its appearance may be visually unappealing. This is primarily due to the need to elevate the electrical equipment above the required flood elevation, in accordance with FEMA and CMB floodplain management standards. To help address this, the design includes the installation of hedges and other visibility barriers to soften the station's appearance and better integrate it into the surrounding landscape.

In accordance with City requirements, the following sections address compliance with Design Review Criteria (Miami Beach Zoning Code Ordinance Section 2.5.3.1) and Sea Level Rise and Resiliency Review Criteria (Miami Beach Zoning Code Ordinance Section 7.1.2.4).

**Design Review Criteria (Per Section 2.5.3.1)**

Criterion	Response
a. Existing/proposed lot conditions	The site is flat with existing stormwater drainage and minimal vegetation; all trees and palms have been surveyed. Wet well and valve vault design maintain existing drainage patterns, and tree protection measures are implemented per CMB standards.
b. Location of buildings, drives, parking, landscaping, utilities, lighting, screening	The pump station footprint is confined to the right-of-way; vehicle access for maintenance is provided via an asphalt driveway. The remainder of the site is surfaced with washed stone, with concrete used for the wet well, valve vault, and equipment pads. Perimeter fencing is 10 ft high, black, with black vinyl-coated privacy slats, complemented by Calusa shrub hedges for visual screening. Lighting is low-profile, downward-directed, and shielded to minimize glare.
c. Dimensions, setbacks, FAR, height, lot coverage	The pump station is below maximum allowable height and lot coverage; setbacks comply with CMB requirements.
d. Color, landscape material selection, exterior architectural elements	Perimeter Calusa shrubs provide landscaping screening, and the 10 ft black fence with vinyl-coated slats enhances visual integration of the station into the surrounding area.
e. Site plan/building conformity with standards, guidelines, master plans	The site layout follows the City's utility design standards, including minimal disruption to pedestrian and vehicular circulation.
f. Compatibility with adjacent environment/structures, enhancement of appearance	The design incorporates landscaping and hedges to screen equipment and maintain neighborhood compatibility.
g. Efficient arrangement of uses; safety, fire protection, neighborhood relationship, view corridors	Pump station access is designed for safe vehicle and pedestrian movement, emergency response, and maintenance; visual screening preserves neighborhood view corridors.
h. Pedestrian/vehicular circulation, parking, ingress/egress	Maintenance vehicle access provided; pedestrian access minimized for safety. No public parking is required.
i. Lighting for safety/security, glare minimization	LED site lighting provides security while minimizing spillover; fixtures shielded to avoid glare on adjacent properties.
j. Landscape/paving materials	The maintenance driveway is asphalt; much of the site is surfaced with washed stone. Concrete is used for wet well, valve vault, and equipment pads. Permeable areas and Calusa shrub hedges enhance the visual appearance and integrate the station into the surrounding landscape.
k. Buffering (headlights, noise, light)	Hedges and fencing buffer vehicle headlights and equipment noise; odor control systems mitigate nuisance impacts.

Criterion	Response
l. Orientation/massing sensitive to site and view corridors	Visual screening maintains views along adjacent sidewalks and roadways.
m. Ground floor/upper floor residential or commercial use or treatment	N/A – not applicable to pump station.
n. Rooftop treatment screening mechanical equipment	N/A – not applicable to pump station.
o. Additions sensitivity to existing improvements	N/A – new construction
p. Ground-level transparency for pedestrian compatibility	N/A – not applicable to pump station.
q. Screening/buffering of service bays, trash, delivery	Mechanical equipment fully enclosed; no trash or deliveries occur at the site.
r. Wireless communications facilities	N/A – not applicable.
s. Compliance with sea level rise and resiliency criteria (see Section 7.1.2.4 below)	See Sea Level Rise & Resiliency section.
t. Housing impact statement	N/A – no residential units are included in this project.

### Sea Level Rise and Resiliency Review Criteria (Per Section 7.1.2.4)

Criterion	Response
<b>Criteria for development orders</b>	
A. Recycling/salvage plan for demolition	All removed materials will be salvaged or recycled in accordance with City and State regulations.
B. Hurricane-impact windows for replacements	N/A – no windows proposed.
C. Passive cooling systems (operable windows)	N/A – not applicable.
D. Resilient landscaping	Site landscaping uses salt-tolerant, and drought-resistant species, including Calusa shrubs for visual screening.
E. Consideration of sea level rise projections and site elevation	Electrical equipment elevated above FEMA BFE + freeboard; site elevation reviewed against surrounding properties to mitigate future flooding.
F. Adaptability of ground floor/driveways/ramps for raised ROW	Maintenance access designed to accommodate potential future street-raising


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Criterion	Response
<b>Criteria for development orders</b>	
G. Critical mechanical/electrical above BFE	All pumps, electrical panels, and controls are located above base flood elevation + freeboard.
H. Elevation of existing buildings to BFE + freeboard	N/A – new construction.
I. Floodproofing for habitable space below BFE + freeboard	N/A – no habitable spaces.
J. Stormwater retention systems	Stormwater collected on-site and directed to existing municipal storm system; infiltration areas provided where it is feasible.
K. Cool/porous pavement	The site includes an asphalt driveway, washed stone surfacing, and concrete for wet well, valve vault, and equipment pads. High-albedo concrete and washed stone reduce heat absorption, with permeable areas integrated where it is feasible to manage stormwater.
L. Minimize heat island effects	Plantings, Calusa shrubs, washed stone, and light-colored concrete reduce localized heat accumulation.
<b>Criteria for ordinances, resolutions, and recommendations</b>	
A. Proposal affects area vulnerable to sea level rise	Yes — the project site is in an area vulnerable to sea level rise.
B. Proposal increases resiliency of city	Yes — the project increases city resiliency by providing additional sewage conveyance capacity during storm events.
C. Proposal compatibility with resiliency efforts	Yes — the project is compatible with current City efforts for sea level rise mitigation and resilience.

Based on the above, we respectfully request your favorable review of this application. We look forward to presenting additional details at the scheduled hearing. Should you have any questions or require further information, please contact me at 786-631-2059 or [marlon.medina@stantec.com](mailto:marlon.medina@stantec.com)

Sincerely,



Marlon Medina, PE, CFM  
cc: Omar Mendoza, P.E. CGC – City of Miami Beach