

October 14, 2025
Project: City of Miami Beach Pump Station #25

**Attention: Rogelio Madan
Miami Beach Planning Department**

City of Miami Beach
1700 Convention Center Drive,
Miami Beach, FL 33139

Reference: Design Review Board File No. DRB25-1123

Dear Rogelio,

Per the received comments, the following documents has been resubmitted for approval. Please accept this letter outlining our responses to your Plan disapproval Review Comments:

PLANNING LANDSCAPE REVIEW:

1. The proposed shrubs surrounding the FPL transformer location shall not exceed 36" in height, or the maximum top elevation of the equipment on slab, whichever is greater, in order to guarantee visibility into the space

Response: Sheet PS-11 has been revised to callout shrub height, which shall be at least the height of the transformer.

2. Provide a Tree Disposition Plan that corresponds to the tree survey. Plans shall locate and list existing trees and palms to remain, to be relocated, and to be removed, and the condition of each. The CMB approved tree protection fence detail shall be affixed to this plan.

Response: A Tree Disposition Plan has been prepared corresponding to the approved tree survey. The plan identifies the location and condition of all existing trees and palms within the project area, and designates which are to remain, be relocated, or be removed. The City of Miami Beach (CMB) approved tree protection fence detail has been included on the plan to ensure compliance with protection standards.

PLANNING REVIEW:

1. DRB25-1123, 2301 ALTON ROAD: An application has been filed for Design Review on an advisory basis for the installation of sewer pump station (Sewer Pump Station No. 25) at the intersection of Alton Road and West 27th Street within the Miami Beach Golf Club property. The work includes the installation of a new pumpstation, odor management system, electrical equipment, underground utilities, fencing, and landscape screening. Please provide a narrative response to the comments listed below. Provide page location if applicable.

Response: Acknowledged. A narrative response addressing all comments is provided in this document with page references included where applicable.

2. Verify the address and details in the draft notice above, as 2301 Alton Road is used; however, the pump is located at 27th Street and provide any feedback.



October 14, 2025

Page 2 of 4 Design Review Board File No. DRB25-1123

Response: Acknowledged. The pump station is located on the Miami Beach Golf Club property, with a street address of 2301 Alton Road. The property runs along Alton Road from N. Michigan Ave. to Chase Ave. The property at 27th Street.

3. Application: Include File No. DRB25-1123 on the application form.

Response: Acknowledged. File No. DRB25-1123 will be included on the application form.

4. LOI: The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1. Use N/A for criteria that is not applicable. See link below: [City of Miami Beach FL Zoning Code Ordinance | Gridics](#)

Response: The Letter of Intent for the Design Review Board (DRB) submittal will address all review criteria outlined in Section 2.5.3.1. For any criteria that are not applicable to this project, “N/A” will be noted. Supporting documentation and responses are provided in the sections below.

5. LOI: The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L. Use N/A for criteria that is not applicable. (place this after the Design Review Criteria) See link below: [City of Miami Beach FL Zoning Code Ordinance | Gridics](#)

Response: The Letter of Intent for the Design Review Board (DRB) submittal will address all review criteria outlined in Section 2.5.3.1. For any criteria that are not applicable to this project, “N/A” will be noted. Supporting documentation and responses are provided in the sections below.

6. LOI: Please include details regarding odor management in the letter of intent.

Response: Acknowledged. Details regarding odor management will be included in the Letter of Intent.

7. Plans: Add a cover page with “FINAL SUBMITTAL,” DRB File No. DRB25-1123, and title to front cover title for heightened clarity.

Response: Acknowledged. A cover page will be added with “FINAL SUBMITTAL,” DRB File No. DRB25-1123, and the project title for clarity.

8. Plans: Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility.

Response: Acknowledged. We will reformat the plans to 11x17 size and provide one printed set.

9. Plans: Provide details of fencing around the site, including material, height, and color.

Response: Details of fencing are included on page PS-16 of the Plans



October 14, 2025

Page 3 of 4 Design Review Board File No. DRB25-1123

10. Plans: DRB plans should include the images and renderings that are in the presentation to have a complete record of the board's review.

Response: Images and renderings from the DRB presentation are included at the end of the plan submission

11. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name: Description

Application: Completed Land Use Board Application form including Exhibit A

LOI: Letter of Intent

Checklist: Pre-application Checklist

Labels: Mailing Labels, List of Property Owners, Certified Letter and Map

BTR: Copies of Previous Business Tax Receipts

Survey: Recent Signed and Sealed Survey Plans Architectural Plans and Exhibits

Landscape: Landscaping Plans and Exhibits

HRR: Historic Resources Report

Microfilm: Building Card and Microfilm

Traffic: Traffic Study

Sound: Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Response: Acknowledged. Files will be named accordingly and submitted in the correct locations

PLANNING ADMIN REVIEW:

1. All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and **MUST** be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was



October 14, 2025

Page 4 of 4 Design Review Board File No. DRB25-1123

issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Response: Files will be submitted electronically and in paper

2. Submit and Email owners mail labels in Excel.

Response: Mail labels will be submitted in an Excel file format

3. Page 1 of Application: Submit update to include File Number (DRB25-1123).

Response: Application will include File Number

4. Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.

Response: Acknowledged. Property Legal Description to be submitted as “Exhibit A”

Should you have any further questions, or need any additional information, please do not hesitate to contact me at (305) 445-2900, or via email at marlon.medina@stantec.com

Best regards,

A handwritten signature in blue ink, appearing to read 'Marlon Medina'.

Marlon J. Medina, PE, CFM
Project Manager
Phone: (305) 445-2900
Marlon.medina@stantec.com

Omar Mendoza – City of Miami Beach
Morgan Gillis, EIT – Stantec (via email- morgan.gillis@Stantec.com)