

Busacca, Gina

From: Jurado, Jennifer
Sent: July 21, 2026 4:27 PM
To: Furr, Beam
Cc: Ayala-Collazo, Isami
Subject: Environmental Review of 1301 S. Ocean Drive

Dear Commissioner Furr,

You had previously requested an environmental review of the updated proposal for 1301 S. Ocean Drive project. Our team received a Power Point overview of the amended project proposal with comparison to the existing site, as well as narrative response to comments provided in the initial staff review of the proposed land use amendment (based on the current project).

The questions previously raised have been largely addressed. The project is confirmed not to intrude on the dunes and provides for elevation of the first floor structure in accordance with preferences for resilient design in a coastal environment.

While the current project proposal is stated to provide for a 30% increase in pervious area, this is principally in the form of pervious parking area. The overall open vegetated or grassy area is substantially reduced (perhaps by 50%). However, while this does constitute a reduction in open grassy area, the space allocated to the park recreational area remains intact and will be enhanced. Much of the current grassy area is not connected to the park but the community center and is therefore not as intensely utilized.

Overall, the project reflects abundant integration of green features, including the green/pervious parking.

Please let me know if I can be of further assistance.

Jennifer



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