

Via Electronic Delivery

City of Miami Beach Design Review Board
1700 Convention Center Dr.
Miami Beach, FL 33139

August 16, 2021

Revised: October 8, 2021

Re: **Design Review**
 Letter of Intent
 Kingdom Hall of Jehovah's Witnesses
 300 W 40th Street Miami Beach KH-6308
 Folio: 02-3227017-0590

Dear Design Review Board Members

We are representing the local congregations of Jehovah's Witnesses, English Congregation of Miami Beach Florida in connection to their request to remodel their existing above referenced location. This correspondence constitutes the letter of intent accompanying the Application requesting design review and variance for the redevelopment of and existing house of worship.

Building History:

1. Originally: First Church of Christ Scientist-Built in 1959
2. Purchased in 1995. Complete Renovation to a KH 2001-2002.
3. The Congregation has been in continuous operation at this site since 1995
4. We are in Overlay District that was established 2011
5. Zoning RS-2
6. Flood Zone AE-7.0'

Existing Building:

Property Appraiser report: Adjusted Area: 19,235 Sq. Ft. Lot Size: 36,065 Sq. Ft.
Property value as of 2018 is 3,064,842

Zoning:

The RS-1, RS-2, RS-3, RS-4 single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is

compatible with the established neighborhood context. In order to safeguard the purpose and goals of the single-family districts mandatory review criteria are hereby created to carry out the provisions of these land development regulations.

Sec. 142-103. - Conditional uses.

Conditional uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts include the following:

1. An at-grade parking lot in the RS-4 district when located immediately adjacent, without a gap due to alley, road, waterway or any other cause, to a CD-3 district. See subsection 142-105(c).
2. Religious institutions for those properties located in the 40th Street Overlay. See chapter 142, zoning districts and regulations, article III, overlay districts, division 8, 40th Street Overlay.

CURRENT

Total: 15 Parking Spots
Hall A: 189 seats with handicap
Hall B: 180 seats with handicap
Hall C: 149 seats with handicap
5 Congregations. Total publishers: 440
Proposed remodel scope of work:

PROPOSED

Total: 17 Parking Spots
Hall C: 149 seats with handicap
4 Congregations. Total publishers: 475
Meeting hours: Monday-Thursday 7:30pm-9:30pm
Sunday 10am-4pm

Proposed Remodel Scope of Work:

- Keep the (back) south auditorium. Existing 3599.17 Sq. Ft.
- Demo the entire two north auditoriums and HVAC rooftop equipment
- Keep existing parking lots and expand parking to the front of the building with two accessible parking spaces.
- Trim the paving to allow 5' clear from sidewalk at two existing parking areas
- Not disturbing easement on South end of building but we would like to remove 5' deep utility room, giving more clearance at the south side of the building to give a 10' setback from the South property line, the proposed side setback is 18.2' (Sec. 142-106) so we are requesting a variance-see request for Variance.
- Providing Increase landscaping to enhance existing site landscaping.
- Not disturbing current storm water drainage that is connected to city with added driveway expansion Change existing electrical service from overhead to underground service.

Notes:

1. The North circle driveway will be towards the end of the overlay district more approximate to commercial side than residential, it is being enlarged to provide access to remaining part of building.
2. Since it has been a church since 1959, then purchased in 1995 and renovated for the use of a church we are mostly likely grandfathered since the overlay district wasn't established until 2011. We are looking to formalize its conditional use.
3. Even if we are not exceeding the 50% with FMA it is suggested we abide by some of the flood codes ie: drywall, raise outlets, use materials that can work in a wet condition. Wet and dry flood proofing is suggested.

4. We propose the use of windows which will be residential in nature because this is distinctive to the residential zoning area
5. We propose using the existing curb cuts.
6. We will install a bicycle rack and two accessible parking spaces on the North side of the building.
7. The proposed North driveway will be white or light concrete.
8. Work Days:
 - a. The code only allows during the week. Weekends and Holidays are not allowed because it is residential district. However, we can request extended hours through the City ordinance.
9. We will comply with building setbacks hence requesting Variance for south setback.
10. We will comply with FBC 2020-7th edition and City of Miami Beach Amendments.
11. We are proposing a use of a metal roof to allow a more residential look
12. will comply with all landscape codes that apply to the overlay district.

Request for Variance:

The proposed side setback is 18.2' (Sec. 142-106) so we are requesting a variance due to the remain existing building concrete slab and pilings are in place.

We are proposing the removal of a 5' deep utility room, at south side of the building, giving additional clearance at the south side of the building to change from 5' to 10' from the South property line,

Conclusion:

The Applicant is requesting Design Review Board approval to remove much of the existing structure and remodel the most southerly portion of the building. The new design, scale and massing of the renovated building is appropriate and consistent with the existing neighborhood and will provide the local congregation with a new space to more in lines with their needs to continue to worship, study and learn in a more relaxed comfortable atmosphere. Based on the foregoing information, we respectfully request your favorable consideration of this Application/

Should you have any additional questions or concerns, please contact us.

Sincerely,



Roger William Maki