

November 30th, 2021

City of Miami Beach
Planning and Zoning Division
1700 Convention Center Drive
Miami Beach, Florida

SKLARchitecture



Ref: Letter of Intent for the BAIS Eliyahu, LLC DBA Adas Dej Synagogue PB Five No. PB 21-0476
225 37th Street Miami Beach, FL

ARCHITECTURE
Commercial
& Residential

Dear chairperson and Historic Preservation Board Members & City Planning Staff,

Interior
Architecture
& Design

As the architect for the Adas Dej Bais Eliyahu Synagogue this submittal is to request approval of this application for renovations & additions to this existing Synagogue.

Urban
Renovation

Property History – The property is located between Collins Ave and Indian Creek on 37th Street.

Architectural
Design of
Children's
Environments

The existing building was constructed in 1928 as a rooming house with 6 units with a garage structure behind. Per the sandborne aerials found, it was the only structure on the block at the time. The owner was Lee Trammel and the Architect was S.J. Hale according to the building card. The property became a synagogue in 1976 and then there was an extensive addition in 1986 which included a Mikvah (ritual bath), when it received approval from the ZBA and the City Commission. This approval included variances for front, rear, and side yards as well as a waiver of 16 parking spaces.

Development
Consulting

2310 Hollywood Blvd.

The following describes our intent with the proposed design:

We propose to renovate and add to the existing building. The structure is in need of repair & the client wishes to gut and replace all MEP systems as well as add an additional floor to house the Rabbi & Cantor Residences. Presently there are two buildings on the site with the Synagogue at the front building and the Mikvah (Ritual Bath) in the back building. They are not connected and you must go outside to use the Mikvah which makes the facility difficult to use. Also both buildings are at different finish floor elevations which adds to the difficulty

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In an effort to update and improve the functionality of the synagogue you have our proposal in front of you updating & connecting both buildings. We intend to bring the structure to the mandated required flood level which will require removal of all flooring and roofing as well as all MEP systems. There is an entrance in front to access the synagogue prayer area. The synagogue is arranged with a Men's section separate from the Woman's section as is typical in the Orthodox Jewish Community.

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



There are separate entrances on the sides for egress access to different areas. On the westside of the building there is access to the upstairs apartments for the Rabbi and Cantor, as well as the Mikvah bath area. On the east side there is access to the women's prayer area. The congregants walk by foot to the Shul, no parking is provided or needed. They have their own parking at their condo apartment or at the hotel where they are staying. As a result we are requesting Variances as follow:

1. A variance from the rear setback, Required 10'-0". Proposed zero (existing)
2. A variance from the ease side, Required: 7'-6". Proposed zero at stairs (existing)
3. A variance from the west side setback. Proposed 4'-8" (existing)
4. A variance to exceed the maximum 25% projection allowed for an access stair and platform in the front.
5. A variance from maximum 30% building structures in the rear yard.

Criteria Review guidelines are abbreviated as follow:

Section 133.50- Sea Level rise and resilience

(a) Criteria for development orders:

1. All construction waste shall be sent to a salvage/recycling facility.
2. All new windows shall be hurricane proof impact windows.
3. Operable windows shall be provided where appropriate and allowable per code.
4. Weather resilient & native landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided
5. Due to rising sea level and FEMA flood guidelines the finished floor level of the sanctuary and main level will be 1 foot above flood level.
6. Driveways or garage will not be provided for this project since there is no parking. However the ground floor will be above flood level.
7. All critical mechanical and electrical systems are located above base flood elevation.
8. The majority of the building shall be elevated 1 foot above the base flood elevation. Only the Mikvah area will be set below but will have drainage & pumps.
9. The Mikvah, Ritual bath area, is below base flood elevation, and will have a wet flood proofing system.
10. A Civil Engineer will design a water retention system.

(b) Criteria for ordinance, resolutions, or recommendations:

1. We believe this renovation & addition project will increase the City's Resiliency with respect to sea level rise as well as mitigation and resiliency efforts.

**Section 118-192 A1 1-7 Conditional use.**

(a) Conditional uses may be approved in accordance with the procedures and standard of this article as follows:

1. The religious use is consistent with the comprehensive plan or neighborhood plan if one exists for this area.
2. This Synagogue use will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.
3. The religious use associated with this request is consistent with the land development regulations.
4. The public health, safety, morals, and general welfare will not be adversely affected. This is a positive, safe, and moral use.
5. Parking will not be provided and is not required due to the nature of the facility being for Ultra-Orthodox Jews who do not drive to and from this facility they live in the area and walk.
6. Necessary safeguards will be provided for the protection of surrounding property, person and neighborhood values. Furthermore, values will increase due to the improvements and positive use of this facility.
7. The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. We are not aware of other Synagogues in this area, but regardless this is a positive use for this area.

Section 118-192 C, 1-11 – Religious Institutions.

(C) In reviewing an application for religious institution, the planning board shall apply the following review criteria instead of the standard review guidelines listed in subsection (a) above:

1. Operational Plan: See attached Operational Plan. No adverse effects anticipated
2. Delivery Plan: This facility will have minimal deliveries once the construction is completed and initial occupancy is complete. Supplies needed will be only basic products to maintain the building & daily food requirements for the Rabbi & Cantor apartments. Furthermore there is a loading/delivery space directly in front of this Synagogue.
3. Design/Zoning: The design of the proposed structure is permitted by the regulations in the zoning district
4. Parking Not Required: The congregants walk by foot to Shul, no parking will be provided or needed. They have their own parking at their condo, apartment or at the hotel where they are staying.



5. Ingress/Egress of Pedestrians: Indoor and Outdoor congregant circulation has been thoroughly considered to & from the front & sides of the building. A Life Safety plan has been discussed with Fire professionals.

6. Security Plan: The congregation will only allow access to member & will have camera & security personnel.

7. Traffic Circulation Analysis: Not required due to #4, No parking required.

8. Noise attenuation plan: All activities occur within the building envelope, so there are no anticipated adverse effects from any noise.

9. Sanitation plan: A sanitation plan has been considered that addresses on-site facilities. We have also included an indoor enclosed trash room.

10. Adjacent residential uses: This facility is compatible with residential uses and has a residential component as well.

11. Cumulative Effect: The cumulative effect from this facility will be positive for the neighborhood.

We respectfully request your review and approval of the proposed renovation of the Adas Dej / Bais Eliyahu Synagogue at 225 37th Street Miami Beach, FL

Thank you,

Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President
SKLARchitecture
Miami Beach High School graduate 1984