

November 30th, 2021

Miami Beach Building Department
1700 Convention Center Drive
Miami Beach, FL 33139

Ref: **PB21-0476 – Adas Dej Synagogue**

Address: 225 37th Street Miami Beach, Fl

Dear Building Official,

The following are the responses to your plans review comments of the above-mentioned project, clouded as Revision 1.

PLANNING:

1. “There are many required items missing and/or insufficient. As explained on the pre-application meeting and on the checklist provided, all of this should have been provided. (please read the checklist description in each items and comply). Otherwise, the application will be moved to the next review cycle.”

R: Responses Below

2. Provide a narrative response when addressing the following comments with page(s) location if applicable.

R: Responses below with page location(s).

3. Checklist Item #3: provide signed/dated checklist.

R. See Checklist attached to this submittal

4. Checklist Item #4: Provide Board application – the application uploaded on 11/05 as an attachment is illegible, please revise and incorporate the PB file number.

R. See Application with added PB File Number

5. Checklist Item #5: Provide signed and dated letter of intent, it needs to respond to the review criteria per items 44,46a & 46c.

R. See attached Letter of Intent

6. Checklist Item #6: Provide Mailing labels.

R. Mailing Labels attached

7. Checklist Item #8: Provide previously approved conditional use permit.

R. See previously approved conditional use from 1986 on Page A0.4.

8. Checklist Item #11: plans SHALL be set to 11” X 17” format. Please note that we are requesting printed sets for final submittal, print and review text, scales, to match this format, it shall be legible.

R. All plans are now in 11 x 17 format

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Oscar Sklar, A.I.A.



9. Plans: The project as proposed cannot be approved, by proposing to demo the existing one-story structure located in the back of this site, the existing main structure can only be extended up to the required rear setback since the existing one-story structure is being demolished, please check with HPB staff to see if this is allowed, are you seeking any variances?

R. We have discussed this project with Staff, so we are proposing the demolition of the rear 1 story structure and extending the main building to the back, in place of the existing rear structure. This will be an improvement to the neighborhood.

As discussed with Staff we are seeking variances on the setbacks to maintain the existing building to be restored, as follows:

- a. Front Setback: Required 20' - Existing and Proposed 4.60'**
- b. Side (west) Setback: Required 7.5' - Existing and Proposed 4.65'**
- c. Side (east) Setback: Required 7.5' - Existing and Proposed 7.29'**
- d. Rear Setback: Required 10' - Existing and Proposed 0'**
- e. See Zoning Chart and Plans Pages A0.1, A2.0 and A2.1.**

10. Plans: provide an A/C trash room, this should be incorporated in the building.

R. See proposed A/C Trash Room added below the stairs #1 to 2nd Floor on Pages A2.1 and A4.2.

11. Checklist Item #11b: missing.

R. Survey is attached to this Submittal (was also submitted previously)

12. Checklist Item #11C: Provide the zoning data on a separate page.

R. Zoning Data is now on Page A0.1

13. Checklist Item #11 I, J And K, provide a max of 6 images per page.

R. 6 Images are now on each Page, see A0.2 and A0.3.

14. Checklist Item #11k: missing provide images and a key directional plan.

R. A Key Plan for the location of existing photos is now on Pages A0.2 and A0.3.

15. Checklist Item #38k: insufficient, describe where the trash is going to be held. Deliveries: provide a plan showing where the closest loading zone is to the site and how deliveries will be handled.

R. A/C Trash Room now provided under Stair#1. See Pages A2.1 and A4.2. Loading Zone is existing on 37th Street in front of the Synagogue. See Pages A2.0, A2.1 and photos below

See Operational Plan prepared by the Rabbi attached to this Submittal



16. The electronic files were not labeled correctly, label electronic files as: 'MM-DD-YYYY Document Name'. before uploading on to our system (CSS).

R. Electronic Files are now labeled 11-08-2021 Document Name

17. The occupancy load calculations should have been provided for the existing conditions and on the new one, it cannot be the same numbers, there is an increase of SF. Provide these calculations.

R. See load Calculation Charts, Existing and Proposed on Page A2.1. The existing occupant load is 76 occupants and the proposed is 90 occupants.

18. A0.0 zoning Data: correct subterranean existing side setbacks value. It should be 4.37' and 0' per survey (where the existing one-story structure is located) not 7'-3".

R. See revised Zoning Data on Page A0.1.

19. A0.0 zoning Data: correct pedestal existing side setbacks. Per survey, the main structure has a 4.65' and 7.04'.

R. See revised Zoning Data on Page A0.1. (The existing east setback is 7.29' not 7.04')

PLANNING ADMIN REVIEW

1. APPLICATION AND LABEL DOCUMENTS ARE MISSING AND MUST BE UPLOADED FOR FURTHER REVIEW.

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.

R. Electronic Files are now labeled 11-08-2021 Document Name

Should you have any questions please do not hesitate to contact us.

Sincerely,

Ari Sklar, AIA, NCARB, LEED AP
President
ALS/dg