

1385 CORAL WAY SU # 207  
MIAMI, FL 33145

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**July 10, 2023**

**City of Miami Beach**  
**Department of Planning & Zoning**  
**DRB & BOA Boards**  
1700 Convention Dr  
Miami Beach, FL 33140

**Owner: JEHOVAH'S WITNESSES CONGREGATION  
OF SOUTH MIAMI BEACH INC**

**Address: 300W 40<sup>th</sup>, street**  
**Miami Beach, FL 33140**

**DRB File #: DRB23-0943**

### **“Letter of Intent”**

The undersigned **Juan C. David RA # 15344** –Architect of record and authorized representative for the above property, certifies herein our intention to:

- 1- Demolish existing 19,235.00 SF - 1959 2 story structure.
- 2- Propose to build a new 4,901SF -1 Story Structure.
- 3- A proposed Variance for the west Side Yard its being requested:
  - a) to have a 35.54% of green space instead of the 50% required due to the “Special Condition” of the un-usual length of the site ~205.00’.
  - b) This variance is not a result of the applicant’s actions.
  - c) This Variance will not confer a special privilege on the applicant.
  - d) The literal interpretation of the regulation (open 50% side yard) wills impose an undue hardship.
  - e) This minimum Variance will grant a reasonable use of the property.
  - f) This Variance will be in harmony with Land Development regulations and will not be injurious or detrimental to the public welfare.
  - g) The granting of the Variance is consistent with the comprehensive plan.
  - h) The Variance will have a structure that is in compliance with the sea rise regulations and with the resiliency review criteria of Chapter 133, art II.

The property in question sits on a regular flat lot 147.00’/210.00’ wide; x 250.00 ft lot length with 8,900 sf.

This Letter of Intent & Variance application will consider the requirements of section 118-50 criteria, and 118-192(c)(1)-(11).

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**Standard Hours of Operation:**

Meeting hours:

7:00 p.m. – 9:15 p.m., Tuesday, Wednesday, and Thursday

10:00 a.m. – 4:30 p.m., Sunday (multiple meetings)

10:00 a.m. – 2:45 p.m., Sunday (alternative meeting options. If alternative Saturday time slots are used, it is in place of time slots on Sunday.)

Note that these days and hours could vary depending on the needs of the existing congregations.

Auxiliary Use Hours (smaller gatherings of approximately 30 persons for community support):

9:00 a.m. – 9:30 a.m., Monday – Friday

9:30 a.m. – 10:30 a.m., Saturday

A typical note regarding garbage used on our program design is as follows:

Solid waste will be privately handled. Waste accumulated daily is from little to none and is disposed of off-site by patrons. No kitchens or day care services will be part of the use of the building. No dumpster or municipal service is necessary.

It is for the above reasons we respectfully request the Zoning Director to grant this permit and a variance where this new Building will be in compliance with the FBC and can be considered safe and sound by the City of Miami Beach.

Should you have any question or need additional information, please do not hesitate to contact me.

Sincerely,

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Juan C. David RA. LEED AP.  
RA # 00015344

Tel.# (786) 443-6750

Cc/ File  
JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC