

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☒ HISTORIC PRESERVATION BOARD
 - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 1620 Drexel Avenue, Miami Beach, Florida

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3234-003-0070

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Miami Beach Community Church, Inc.

ADDRESS 1620 Drexel Ave., Miami Beach, FL 33139

BUSINESS PHONE (305) 538-4511

CELL PHONE _____

E-MAIL ADDRESS Kenstenicky@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Alexander I. Tachmes, Esq.

ADDRESS 200 S. Biscayne Blvd, Suite 4100, Miami, FL 33131

BUSINESS PHONE (305) 415-7341

CELL PHONE _____

E-MAIL ADDRESS ATachmes@shutts.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Jorge L. Hernandez

ADDRESS 337 Palermo Avenue, Coral Gables, FL 33134

BUSINESS PHONE (305) 774-0022

CELL PHONE _____

E-MAIL ADDRESS jorge@jlharchitect.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Historic restoration and improvements to church sanctuary.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). N/A SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

Ken S

PRINT NAME: Ken Stenicky, Treasurer of Miami Beach Community Church, Inc.

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

N/A

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

I, Ken Stenicky, being duly sworn, depose and certify as follows: (1) I am the Treasurer (print title) of Miami Beach Community Church, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

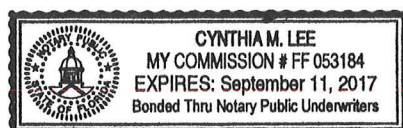
Ken Stenicky

SIGNATURE

Sworn to and subscribed before me this 26 day of April, 2016. The foregoing instrument was acknowledged before me by Ken Stenicky, Treasurer of Miami Beach Community Church on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires:



Cynthia M. Lee
NOTARY PUBLIC
Cynthia M. Lee
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Ken Stenicky, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alexander I. Tachmes to be my representative before the Hist. Preserv. Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

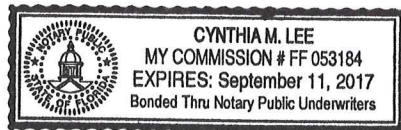
Ken Stenicky, Treasurer

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 26 day of April, 2016. The foregoing instrument was acknowledged before me by Ken Stenicky, Treasurer of Miami Beach Community Church who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

N/A

NAME

NAME, ADDRESS, AND OFFICE

N/A

DATE OF CONTRACT

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Miami Beach Community Church, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B for list and addresses of Board of Directors
and Officers of corporation.

N/A - not for profit corporation

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*
N/A

TRUST NAME

NAME AND ADDRESS

N/A

% INTEREST

N/A

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	<u>Alexander I. Tachmes, Esq.</u>	<u>200 S. Biscayne Blvd, Ste 4100, Miami, FL</u>	<u>(305) 415-7341</u>
b.	<u>Jorge L. Hernandez</u>	<u>337 Palermo Ave., Coral Gables, FL</u>	<u>(305) 774-0022</u>
c.	_____	_____	_____

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

I, Ken Stenicky, Treasurer, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

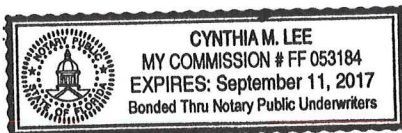
Ken S

SIGNATURE

Sworn to and subscribed before me this 26 day of April, 20 16. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



Cynthia M Lee
NOTARY PUBLIC
Cynthia Lee
PRINT NAME

FILE NO. _____

Exhibit A

Lot 1 of Block 52 of The Alton Road Beach Realty Company 2nd Commercial Subdivision as recorded in Plat Book No. 6, at Page 33 of the Public Records of Miami-Dade County, Florida.

Exhibit B

Disclosure for Miami Beach Community Church, Inc.
A Florida Not for Profit Corporation

Billie Gimenez, Chairman
9500 W. Bay Harbor Dr.
Unit 4B
Bay Harbor Island, FL 33154

Victor Gimenez, Vice Chair
1656 Biarritz Drive
Miami Beach, FL 33141

Kenneth L. Stenicky, Treasurer
1621 Bay Road
Apt. 1003
Miami Beach, FL 33139

Angela Griffin, Director
1605 Bay Road
Apt. 207
Miami Beach, FL 33139

Raymond Louis, Director
6345 Collins Avenue
Apt. 636
Miami Beach, FL 33141

David Fiorello, Director
2740 Old Alton Road
Miami Beach, FL 33139



ALEXANDER I. TACHMES, ESQ.
PARTNER
SHUTTS & BOWEN LLP
200 SOUTH BISCAYNE BOULEVARD
SUITE 4100
MIAMI, FLORIDA 33131
DIRECT (305) 347-7341
FAX (305) 347-7754
EMAIL ATACHMES@SHUTTS.COM

May 4, 2016

Mr. Tom Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**RE: Request for Certificate of Appropriateness for restoration and renovation of
Miami Beach Community Church Sanctuary**

Dear Tom:

We represent Miami Beach Community Church (the "Church"), located at 1620 Drexel Avenue. We hereby apply for a Certificate of Appropriateness for the restoration and renovation of our historic sanctuary (the "Sanctuary"). Although the Church is working with its architect on improvements to the entire campus, this application relates only to the proposed work to the Sanctuary. Because our application complies with the applicable criteria in the Code regarding Certificates of Appropriateness, we respectfully request that our application be granted.

History

The Miami Beach Community Church Sanctuary is one of the most important historic structures in Miami Beach. The Sanctuary was built in 1920 on land donated by Carl Fisher and opened to the public in January 1921. When the Church opened to the public, it was the first religious institution to ever open in Miami Beach. The original name of the Church was Miami Beach Congregational Church but, within the first year, the name was changed to Miami Beach Community Church to express the Church's openness to worshipers of all denominations. Ninety-five (95) years later, the Church still welcomes persons of all denominations and is a model of inclusiveness in our community.

The opening of the Church was representative of the overall societal development of Miami Beach, which was incorporated as a city on March 26, 1915. In addition to the construction of the Church Sanctuary in 1920, Miami Beach's first post office and public elementary school opened in 1920. The road that we refer to today as the "MacArthur

MIADOCS 12823911 3

Causeway” was dedicated in 1920, while the Miami Beach Chamber of Commerce was founded one year later, in 1921. Therefore, the opening of the Church in 1921 was indicative of the evolution and development of the new city of Miami Beach and its key institutions.

Certificate of Appropriateness Application

Against the backdrop of this historical significance, our client is pleased to submit this application for a Certificate of Appropriateness to restore and renovate the Church Sanctuary. The Sanctuary consists of 5,400 square feet and one (1) story. The Sanctuary was the first structure erected on the Church campus. Other buildings were added in 1949, and a covered walkway and fence were constructed in 1998.

Our architect, Jorge Hernandez, has carefully studied the original design and construction of the Sanctuary. Our proposed work to the Sanctuary will restore the luster of its historic features while allowing for modern-day enhancements to facilitate Church operations. The sanctuary is one of Walter de Garmo’s seminal works. It is an example of his mastery at “sculpting” buildings superior in proportions, the handling of our tropical light and evoking the presence of a hand forged Mediterranean and Mission Revival architecture as adapted to the ethos of Florida in the 1920’s. In this Certificate of Appropriateness, we have researched the original and subsequent history of the physical edifice and the meanings imbued in it. We propose to follow the Secretary of the Interiors Standards for preservation and restoration of the historic fabric and will judiciously dovetail these techniques to protect and retain both that heritage which has been given to us and to suggest those features robbed by time. Our proposed work under this application involves only restoration and renovation. No new square footage is proposed with this application.

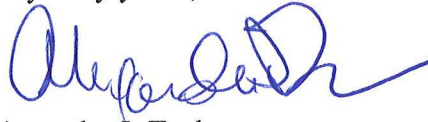
Our application complies with the City Code provisions relating to Certificates of Appropriateness. The proposed work will restore and maintain the original architectural design and historic features of the Sanctuary and, as mentioned above, will be performed in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

This application is being submitted in accordance with the provisions of that certain Escrow Agreement between the Church and the City. Specifically, the application is being submitted within eight (8) months after the Commencement Date (i.e., September 10, 2015) of such Escrow Agreement. It should also be mentioned that per the terms of the Escrow Agreement, a Temporary Certificate of Completion relating to the proposed work on the Sanctuary must be obtained within forty-eight (48) months after said Commencement Date (i.e., by September 10, 2019).

Mr. Tom Mooney
May 4, 2016
Page 3

Based upon the foregoing, we respectfully request approval of our application. Thank you.

Very truly yours,



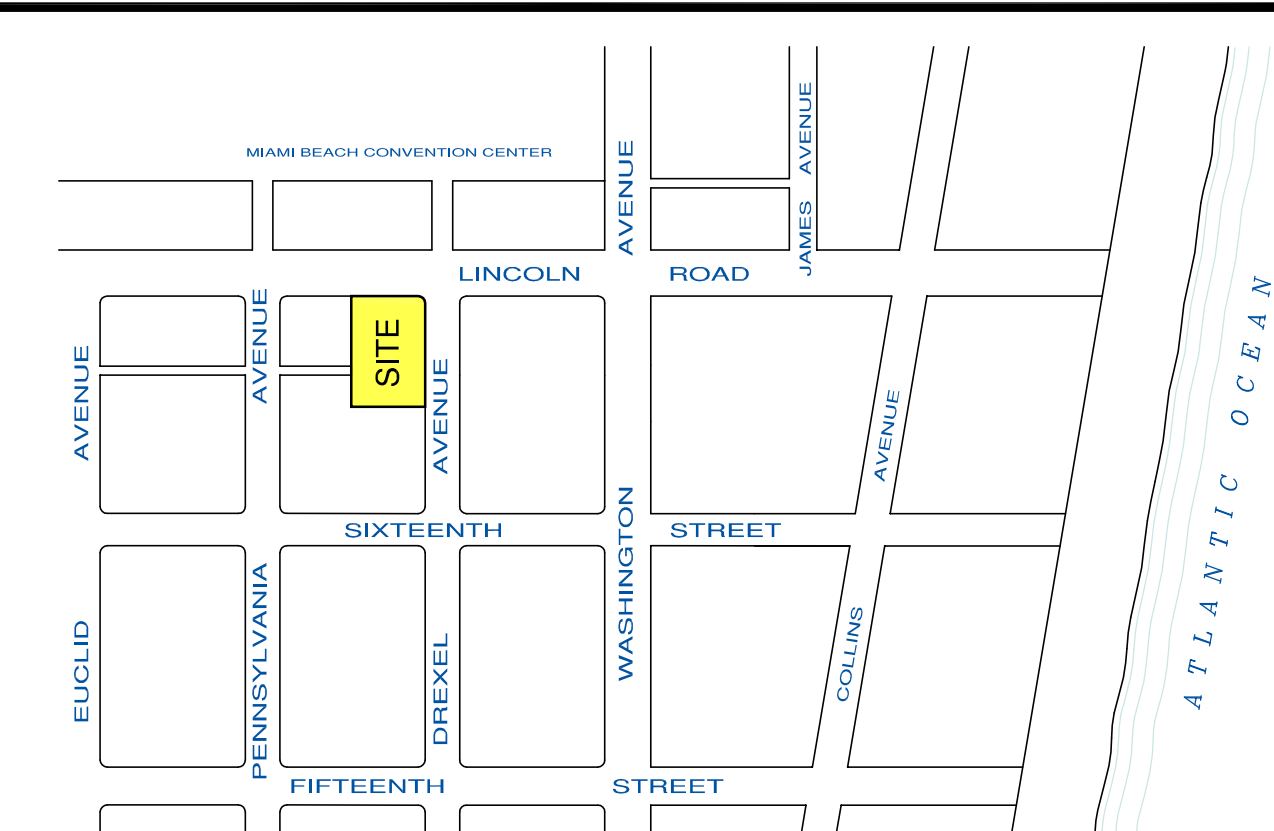
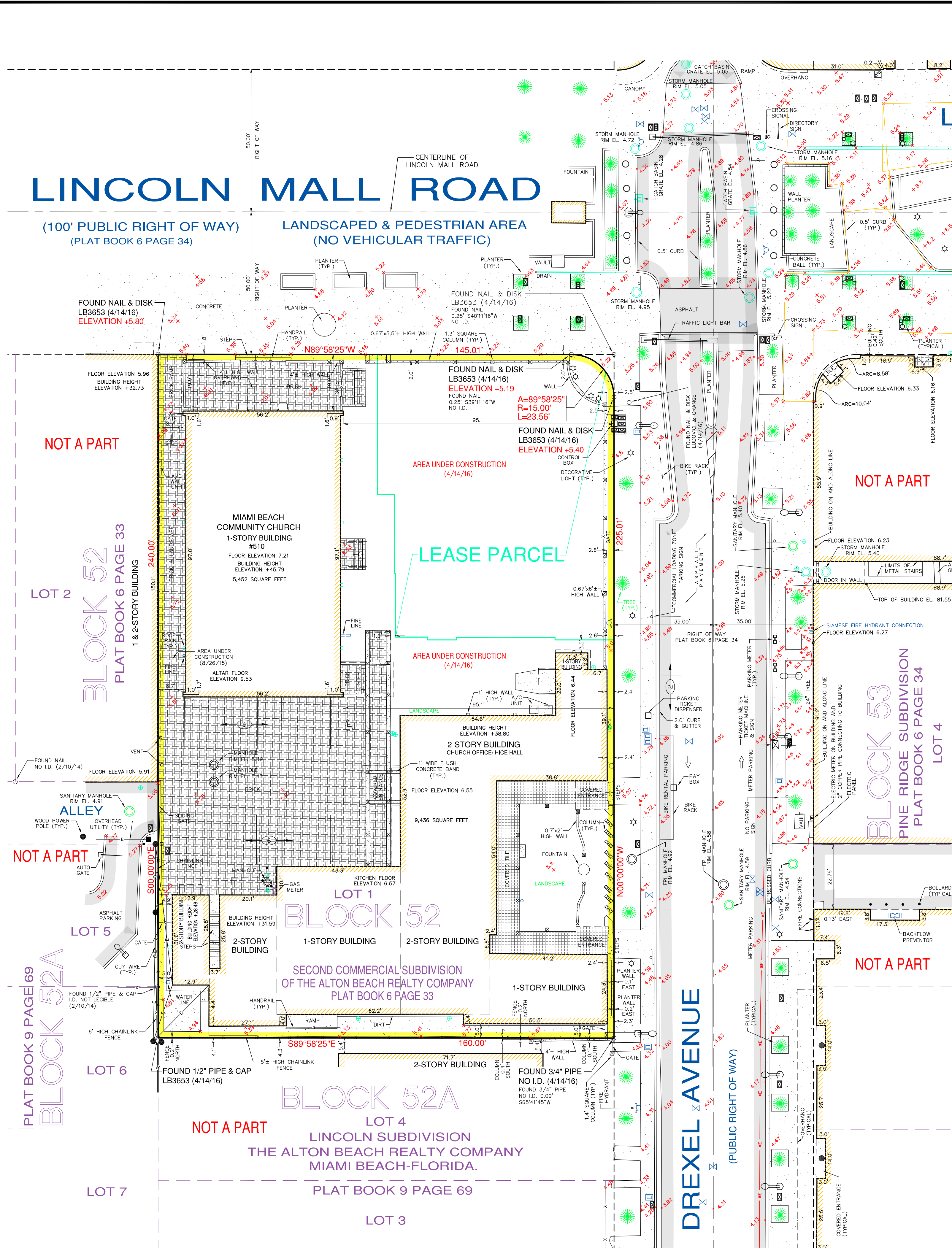
Alexander I. Tachmes

cc: Miami Beach Community Church
Jorge Hernandez, AIA

LINCOLN MALL ROAD

(100' PUBLIC RIGHT OF WAY)
(PLAT BOOK 6 PAGE 34)

LANDSCAPED & PEDESTRIAN AREA
(NO VEHICULAR TRAFFIC)



LOCATION SKETCH NOT TO SCALE



LEGAL DESCRIPTION:

Lot 1, Block 52, SECOND COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6 at Page 33 of the Public Records of Miami-Dade County, Florida.

Lease Parcel

A portion of Lot 1, Block 52, SECOND COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6 at Page 33 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, the following four (4) courses being along the exterior boundary of said Lot 1; 1) thence S 89°58'25" E along the South right of way line of Lincoln Mall Road for 76.93 feet to the Point of Beginning; 2) thence continue S 89°58'25" E along said South right of way line of Lincoln Mall Road for 68.08 feet to a point of curvature; 3) thence Southeast along a 15.00 foot radius leading to the right through a central angle of 89°58'25" for an arc distance of 23.56 feet to a point of tangency; 4) thence S 00°00'00" W along the West right of way line of Drexel Avenue for 85.22 feet; thence N 90°00'00" W for 0.86 feet; thence N 00°00'00" W for 10.13 feet; thence N 00°00'00" E for 1.00 feet; thence N 90°00'00" W for 11.19 feet; thence N 00°00'00" E for 22.24 feet; thence N 90°00'00" W for 0.40 feet; thence N 00°00'00" E for 27.90 feet; thence N 90°00'00" W for 6.00 feet; thence N 00°00'00" E for 49.11 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
 - Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company FAST File No. 1062-3090425 with an effective date of December 3, 2013. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/ACSM Land Title Survey".
 - SCHEDULE B II PART II
 - 1 - 8 Standard Exceptions
 - 9. Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 184. Covenants & Restrictions affect the South 70 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 10. Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 187. Covenants & Restrictions affect the North 170 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 11. Memorandum of Lease recorded in O.R.B. 28890, Page 183. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 12. Agreement recorded in O.R.B. 7752, Page 956. Agreement concerning an encroachment or encroachments by the structure located on Lot 2, Block 52 upon Lot 1, Block 51 affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 13. Rights of tenants in possession under unrecorded leases. Standard exception. Document not provided. Not a survey matter.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein

- Bearings hereon are referred to an assumed value of N 89°59'59" W for the South right-of-way line of Lincoln Road and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark National Resource Monument No. A-371, Elevation +5.38. Located September 8, 2011, at 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 38,352 square feet, or 0.880 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the limits of this Boundary Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Total striped parking spaces within legal description: 12 Regular and 1 Handicap. Parking spaces were not verified for any applicable requirements.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

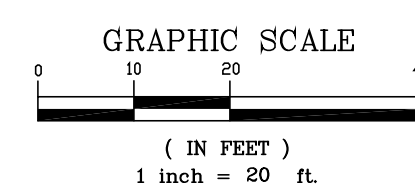
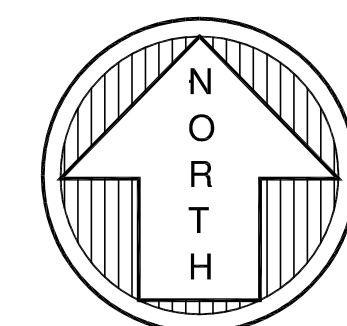
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on February 10, 2014, and is in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 14, 2016.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		OFFICIAL RECORDS BOOK
	FIRE HYDRANT		DEED BOOK
	HANDHOLE		PERMANENT REFERENCE MONUMENT
	SIGN		CONCRETE
			ASPHALT PAVEMENT

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	O.N.	Revision Description
1	140662	AMEND TO SHOW PARCEL 1
2	151203	UPDATE SURVEY (6/26/15) RLL
3	160423	UPDATE SURVEY (4/14/16) TC
		MAP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
MIAMI BEACH COMMUNITY CHURCH - 1620 DREXEL AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/4/14
Scale	1"=20'
Drawn By	MAP
CAD No.	000249
Plotted	4/19/16 10:40a
Ref. Dwg.	2011-127
Field Book	626/2-3&FLD.SHT. RLL
Job No.	140001
Dwg. No.	2014-002
Sheet	1 of 1