

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.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: 4144 Chase Avenue

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

FOLIO NUMBER (S) 02-3222-017-0190

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

NAME Temple Beth Sholom, Inc.

ADDRESS 4144 Chase Avenue, Miami Beach, FL 33140

BUSINESS PHONE (305) 538-7231

CELL PHONE _____

E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Graham Penn, Esq. & Gregory Fontela, Esq., Bercow Radell Fernandez & Larkin, PLLC.

ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300

CELL PHONE _____

E-MAIL ADDRESS gpenn@brzoninglaw.com & gfontela@brzoninglaw.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 Juan Fernandez-Barquin, P.E.

ADDRESS 2520 NW 97th Avenue, Suite 240, Doral, FL 33172

BUSINESS PHONE (786) 336-0881

CELL PHONE _____

E-MAIL ADDRESS _____

FILE NO. _____

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

Design review for art installation upon existing porte cochere column.

- 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) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ 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: Karen Rivo

PRINT NAME: Karen Rivo, President

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.

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)

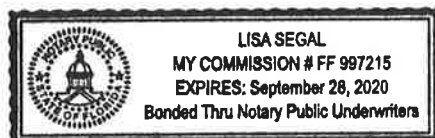
STATE OF
COUNTY OF

I, Karen Rivo, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Temple Beth Shalom (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.

Karen Rivo
SIGNATURE

Sworn to and subscribed before me this 14th day of March, 2018. The foregoing instrument was acknowledged before me by Karen Rivo, President of Temple Beth Shalom, 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:



Lisa Segal
NOTARY PUBLIC

My Commission Expires:

9/28/20

LISA SEGAL
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Karen Rivo, President, 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 Graham Penn & Gregory Fontela to be my representative before the DRB 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.

Karen Rivo, President
PRINT NAME (and Title, if applicable)

Karen Rivo
SIGNATURE

Sworn to and subscribed before me this 14th day of March, 2018. The foregoing instrument was acknowledged before me by Karen Rivo, President of Temple Beth Shalom who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires

9/28/20

LISA SEGAL
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

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% 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.*

See Exhibit B

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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. _____

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.	Graham Penn	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Gregory Fontela	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Juan Fernandez-Barquin	2520 NW 97th Avenue, Suite 240, Doral	(786) 336-0881

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

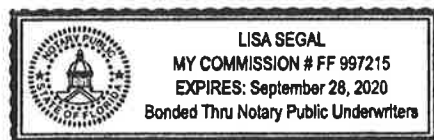
I, Karen Rivo, President, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials,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

Karen Rivo

SIGNATURE

Sworn to and subscribed before me this 14th day of March, 2018. 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



Lisa Segal

NOTARY PUBLIC

My Commission Expires:

9/28/20

LISA SEGAL

PRINT NAME

FILE NO. _____

EXHIBIT A

LOTS 27 TRHU 32, AND LOTS 37 AND 38, BLOCK 2, " NURSERY SUBDIVISION OF MIAMI BEACH BAY SHORE CO." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
TEMPLE BETH SHOLOM, INC.

Filing Information

Document Number	708242
FEI/EIN Number	59-0993975
Date Filed	12/15/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	01/20/1994
Event Effective Date	NONE

Principal Address

5995 N WICKHAM RD
MELBOURNE, FL 32940

Changed: 05/23/1995

Mailing Address

5995 N WICKHAM RD
MELBOURNE, FL 32940

Changed: 05/23/1995

Registered Agent Name & Address

Shaffer, Leonard A
5995 NORTH WICKHAM ROAD
MELBOURNE, FL 32940

Name Changed: 01/12/2015

Address Changed: 03/28/2011

Officer/Director Detail**Name & Address**

Title President

Goldfarb, Loren
5995 N WICKHAM RD

MELBOURNE, FL 32940

Title Treasurer

Shaffer, Leonard A
 5995 N WICKHAM RD
 MELBOURNE, FL 32940

Title VP

Perlman, Neil
 5995 N WICKHAM RD
 MELBOURNE, FL 32940

Title VP

HERR, ILENE
 400 LIGHTHOUSE LANDING
 SATELLITE BEACH, FL 32937

Annual Reports

Report Year	Filed Date
2016	03/09/2016
2017	02/02/2017
2018	01/22/2018

Document Images

01/22/2018 -- ANNUAL REPORT	View image in PDF format
02/02/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format
01/29/2010 -- ANNUAL REPORT	View image in PDF format
03/29/2009 -- ANNUAL REPORT	View image in PDF format
02/03/2008 -- ANNUAL REPORT	View image in PDF format
02/24/2007 -- ANNUAL REPORT	View image in PDF format
01/20/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
02/17/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
02/17/2002 -- ANNUAL REPORT	View image in PDF format
02/26/2001 -- ANNUAL REPORT	View image in PDF format
01/31/2000 -- ANNUAL REPORT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
05/06/1997 -- ANNUAL REPORT	View image in PDF format

05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/23/1995 -- ANNUAL REPORT	View image in PDF format



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-Mail: GPenn@BRZoningLaw.com

VIA HAND DELIVERY & ELECTRONIC SUBMITTAL

April 6, 2018

Mr. Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Revised Letter of Intent for Design Review for the Property Located at
4144 Chase Avenue in Miami Beach, Florida

Dear Tom:

This law firm represents Temple Beth Sholom, Inc. (the "Applicant"), the owner of the property located at 4144 Chase Avenue ("Property") in the City of Miami Beach, Florida ("City"). This letter shall serve as the required letter of intent in connection with a request for design review and variance approval for the installation of an art feature upon the existing central column of the porte cochere.

Introduction. Temple Beth Sholom has served the residents of the City of Miami Beach for nearly fifty years. The Temple was founded in 1942 as a Jewish Community Center serving twenty families. Today, the Temple serves over 1,100 families and now includes an educational center providing instruction for residents in all aspects of life. These educational programs include instruction in early childhood development for new mothers, part-time religious instruction for children ranging from the ages of four to seventeen, educational programs for developmentally disabled children, and religious and secular instruction for adults of all ages. Many of the Temple's educational programs are tied to the Temple's active involvement and sponsorship of numerous charities in the area.

Over the course of the last fifty years, Temple Beth Sholom has directed and/or participated in a wide range of charitable activities dedicated to raising the quality of life for residents of the City of Miami Beach.

Description of the Property. The Property, which is improved with a synagogue, is identified by Miami-Dade County Folio No. 02-3222-017-0190, is located on the western side of Chase Avenue. The Property is approximately 72,193 square feet (approximately 1.65 acres) in size. The Temple's sanctuary, education center, and administrative offices are located on the Property.

Proposed Art Installation. The Applicant requests design review approval to install an artistic feature upon the central column of the existing and previously approved porte cochere at the front of the Property. The artistic installation will be attached to the existing column, at a size of 8'2" in height and 3'6" in width. It will begin 1'4" above the ground. The installation of the artistic feature will serve to signal a central focal point at the entry way of the Property and evoke the sense of community which is central to the Temple.

Variance Request. The Applicant requests for a variance to reduce the required front setback requirements to allow for an art installment upon the existing column in the porte cochere. The variance is the result of adding an artistic feature to an existing column that will benefit the Property and the Temple community.

Variance Criteria. In accordance with the requirements of Section 118-353(d), the Applicant's request satisfies all hardship criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The porte cochere and placement of the columns as within the porte cochere are already existing and approved. Pursuant to Section 142-1132(n) of the Code, the existing porte cochere is permitted as an allowable encroachment within the required yard. The proposed art installation is simply a design feature that will enhance the existing porte cochere. The art installation will be located on the existing column and will not add any ground coverage, nor will it consist of a new stand-alone structure. The art installation will be entirely under the existing

roofed area of the existing porte cochere and will be attached to the existing column. The art installation will provide a demarcated central entry point to symbolize the spiritual community located on the Property.

- (2) The special conditions and circumstances do not result from the action of the applicant;**

The existing porte cochere has previously been approved and is allowed pursuant to Section 142-1132(n) of the Code as an allowable encroachment within the required yard. The art installation will serve as a design feature placed upon the column of the existing porte cochere that will enhance the front of the Property with an artistic element.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The existing porte cochere has previously been approved and is allowed pursuant to Section 142-1132(n) of the Code as an allowable encroachment within the required yard. If the art installation was part of the original plans that were approved, it would be considered a design feature of the column, and thus would not require a variance.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

If the art installation was part of the original plans that were approved, it would be considered a design feature of the column, and thus would not require a variance. The art installation will not add to the lot coverage of the Property nor will it add to the roofed area encroaching the front yard, and thus will not increase the encroachment in the required yard. It will simply serve as an artistic design feature symbolizing the cultural heritage associated with the temple.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

The art installation will be located on an existing approved column within the porte cochere which is allowed pursuant to Section 142-1132(n). The variance is the minimum required to add this additional design feature which would not have been a variance if it were initially designed as part of the column when the porte cochere was approved. The art installation will not add to the lot coverage or roofed area, and as such, will not increase the encroachment in the required yard.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The variance will allow for the installation of an artistic design feature that is meaningful for the Temple Beth Sholom community. It will be located on an existing column and will not add to the encroachment in the required yard. As such, the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and will not be injurious to the area or detrimental to the public welfare.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

This variance request is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.


Practical Difficulty. The requested variance arises from the fact that the art installation is taking place after the approval and construction of the porte cochere. The Applicant has no reasonable means of adding the important artistic installation to the front of the Property to highlight the cultural and spiritual hub that is Temple Beth Sholom without seeking the requested variance. As such, the Applicant is aiming to centrally locate the artistic element while being as least

Mr. Thomas Mooney
Planning Director
April 6, 2018
Page 5

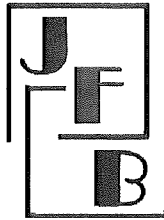
impactful as possible by adding the installation to the existing column of the porte cochere.

Conclusion. The proposed art installation will serve to add an artistic feature to the central entry way of the Property. We respectfully request your prompt review and favorable recommendation of the proposed design. If you have any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6229.

Sincerely,



Graham Penn



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114 2520 N.W. 97th Avenue, Suite #240
Threshold Inspectors 0947 Doral, Florida 33172
State Plans Examiner PX 1305 PH: 786-336-0881 Fax: 786-336-0884
State Building Inspector BN 3318 Email: jfbeng@bellsouth.net
www.juanfernandezbarquinpe.com

APRIL 6, 2018

**CITY OF MIAMI BEACH PLANNING AND ZONING DEPARTMENT
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139**

ATTN: PLANNING AND ZONING

**RE: TEMPLE BETH SHOLOM, DRB 18-0240
ART INSTALLATION UPON EXISTING PORTE COCHERE COLUMN**

Dear Sir, the following are some of the responses to the comments:

2. Deficiencies in Architectural presentation:

- a. By others.
- b. Please see revised S-2 and S-3. The property lines are shown and the existing and proposed setbacks.
- c. The duplicate S-3 has been removed.
- d. Photos by others.
- e. Artist Bio by others. However, please note if you Google him you will see a wide variety of all over the world.
- f. By others.
- g. "Final" was added to the cover sheet and the date.
- h. This is the narrative response.

3. Zoning/Variance comments:

- a. This is the narrative.
- b. This is also shown on S-2 and S-3.
- c. This is now shown on S-2 and S-3.
- d. By others.
- e. This was added to S-2.
- f. This was all added to S-3.
- g. By others.
- h. This is shown on S-1.
- i. See new cover sheet.

Please note that we have provided 16 sets on 11x17, the first is signed and sealed.

Also, we have provided two DVD's with all of the PDF files.

And tis narrative.

If you have any questions please call.

Thank you in advance for your attention.

Respectfully,



Juan Fernandez-Barquin, P.E.

APR 5 2018

Structural Registration No. . 40114

Threshold Inspector No. . . . 0947

Plans Examiner No. . . . PX1305

Standard Inspector No. . . .BN3318

245 EAST EIGHTH LLC
10800 BISCAYNE BLVD #600
NORTH MIAMI, FL 33161

4170 CHASE LLC
214 SE 13 ST
FT LAUDERDALE, FL 33316

726 MIAMI BEACH LLC
C/O SAX WILLINGER & GOLD
5801 NW 151 ST STE 307
MIAMI LAKES, FL 33014

757 W 41 STREET LLC
757 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

767 41 STREET CORP
%STEINBERG
767 - 41 ST
MIAMI BEACH, FL 33140

78041 LLC
10800 BISCAYNE BLVD #600
MIAMI, FL 33161

801 ARTHUR GODFREY LTD &
TERRANOVA CORP
801 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140-3323

ANTONIO CREAZZO TRS
800W LAND TRUST
6600 MANGO CIR
LAKE CLARKE SHORES, FL 33406

ARM VENTURES LLC
753 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140-3413

BALOGH FAMILY PARTNERSHIP
141 NE 3 AVE 7TH FL
MIAMI, FL 33132

BARBARA BENIS LE
RITCHIE AMBERS LE
REM BARBARA BENIS REVOCABLE TR
4236 CHASE AVE
MIAMI BEACH, FL 33140

BOARD OF PUBLIC INSTRUCTION
1450 NE 2 AVE
MIAMI, FL 33132

CAROLINA SUEZ
800 W 42 ST #2-B
MIAMI BEACH, FL 33140-2873

CHRISTINA M CUERVO
4325 MERIDIAN AVE
MIAMI BEACH, FL 33140

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CVS 2893 MIAMI LLC
C/O CVS PHARMACY INC #2893 01
ONE CVS DR
WOONSOCKET, RI 02895

DABBY PROPERTIES
% AUERBACH ASSOC INC
763 - 41 ST SUITE A
MIAMI BEACH, FL 33140

ELAD KOHEN
4210 CHASE AVE
MIAMI BEACH, FL 33140

ETHAN B WASSSERMAN &
W RACHEL G WASSERMAN
4140 MERIDIAN AVE #2
MIAMI BEACH, FL 33140

JACK ROBBINS (TRUST)
YVETTE ROBBINS (BEN)
4200 CHASE AVE
MIAMI BEACH, FL 33140-3008

JACOB SHAKIBPANAH & W AFSANEH
4275 N MERIDIAN AVE
MIAMI BEACH, FL 33140-2939

JOEL DEYBACH
4141 N MERIDIAN AVE
MIAMI BEACH, FL 33140-3308

JOHANNA E PADILLA
800 W 42 ST APT 3B
MIAMI BEACH, FL 33140-0000

JOHN SANDBERG JTRS
ANN M NORTMANN JTRS
4315 MERIDIAN AVE
MIAMI BEACH, FL 33140

JOSE M GARCIA SR TRS
4225 NORTH MERIDIAN AVE LAND TR
3158 N BAY RD
MIAMI BEACH, FL 33140

JOSE RODRIGUEZ
GLADYS FERNANDEZ
800 W 42 ST UNIT 1-A
MIAMI BEACH, FL 33140

JOSHUA HANCIK
5819 SW 25TH ST
MIAMI, FL 33155-3116

JULIAN F SPRUNG
LLUVITZA A SPRUNG
4220 CHASE AVE
MIAMI BEACH, FL 33140-3008

MARC ZAFRANY JTRS
TOVA FUND JTRS
MYER FUND JTRS
4140 N MERIDIAN AVE UNIT 1
MIAMI BEACH, FL 33140

MARIA TERESA MORRELL
4140 N MERIDIAN AVE UNIT 3
MIAMI BEACH, FL 33140-3321

MELVYN B FRUMKES (TR)
EDITH D LUNDY
461 APOLLO DR
JUNO BEACH, FL 33408-2003

MICHAEL ANECKSTEIN & W RAQUEL
4305 N MERIDIAN AVE
MIAMI BEACH, FL 33140-2940

MICHAEL L GREGORY & W CLARISSA M
4202 MERIDIAN AVE
MIAMI BEACH, FL 33140-2954

MICHELLE K WASSERMAN
800 W 42 ST 4A
MIAMI BEACH, FL 33140

ONE WORLDWIDE INVESTMENT INC
100 THE STRAND
HERMOSA BEACH, CA 90254

OSMAN A MADRID GOMEZ
4140 MERIDINA AVE #4
MIAMI BEACH, FL 33140

ROMA INVESTMENTS II INC
141 NE 3 AVE 7TH FL
MIAMI, FL 33132

SAMMY MASLATON
HAVAH LEAH MASLATON
4205 N MERIDIAN AVE
MIAMI BEACH, FL 33140

SCHOOL BOARD OF MIAMI-DADE COUNTY
1450 NE 2 AVE
MIAMI, FL 33132

SELVAM PITCHAI FRANCIS
JEYAVATHY J FRANCIS
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4245 N MERIDIAN AVE
MIAMI BEACH, FL 33140-2939

SHULAMIT KADOORIE KLEIN LE
REM GLENN SIMON KLEIN
REM NEAL NEER KLEIN
4230 CHASE AVE
MIAMI BEACH, FL 33140

SIDNEY RIMMER
SHEILA RIMMER
1352 E 2 ST
BROOKLYN, NY 11230

TALMUDIC COLLEGE OF FLORIDA
4000 ALTON ROAD
MIAMI BEACH, FL 33140

TEMPLE BETH SHOLOM
4144 CHASE AVE
MIAMI BEACH, FL 33140

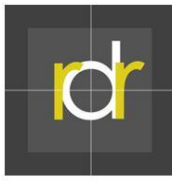
TRACEY HUNTER
725 NE 125 ST
NORTH MIAMI, FL 33161

WHITTIER INVESTMENTS LLC
901 PONCE DE LEON BLVD 204
CORAL GABLES, FL 33134

YADDIEL MARIN
4129 N MERIDIAN AVE
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
245 EAST EIGHTH LLC	10800 BISCAYNE BLVD #600	NORTH MIAMI	FL	33161	USA
4170 CHASE LLC	214 SE 13 ST	FT LAUDERDALE	FL	33316	USA
726 MIAMI BEACH LLC C/O SAX WILLINGER & GOLD	5801 NW 151 ST STE 307	MIAMI LAKES	FL	33014	USA
757 W 41 STREET LLC	757 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 9, 2018

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 4144 Chase Ave, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-017-0190

LEGAL DESCRIPTION: 22 53 42 NURSERY SUB PB 23-66 LOTS 27 TO 32 INC BLK 2

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **48, including 0 international**

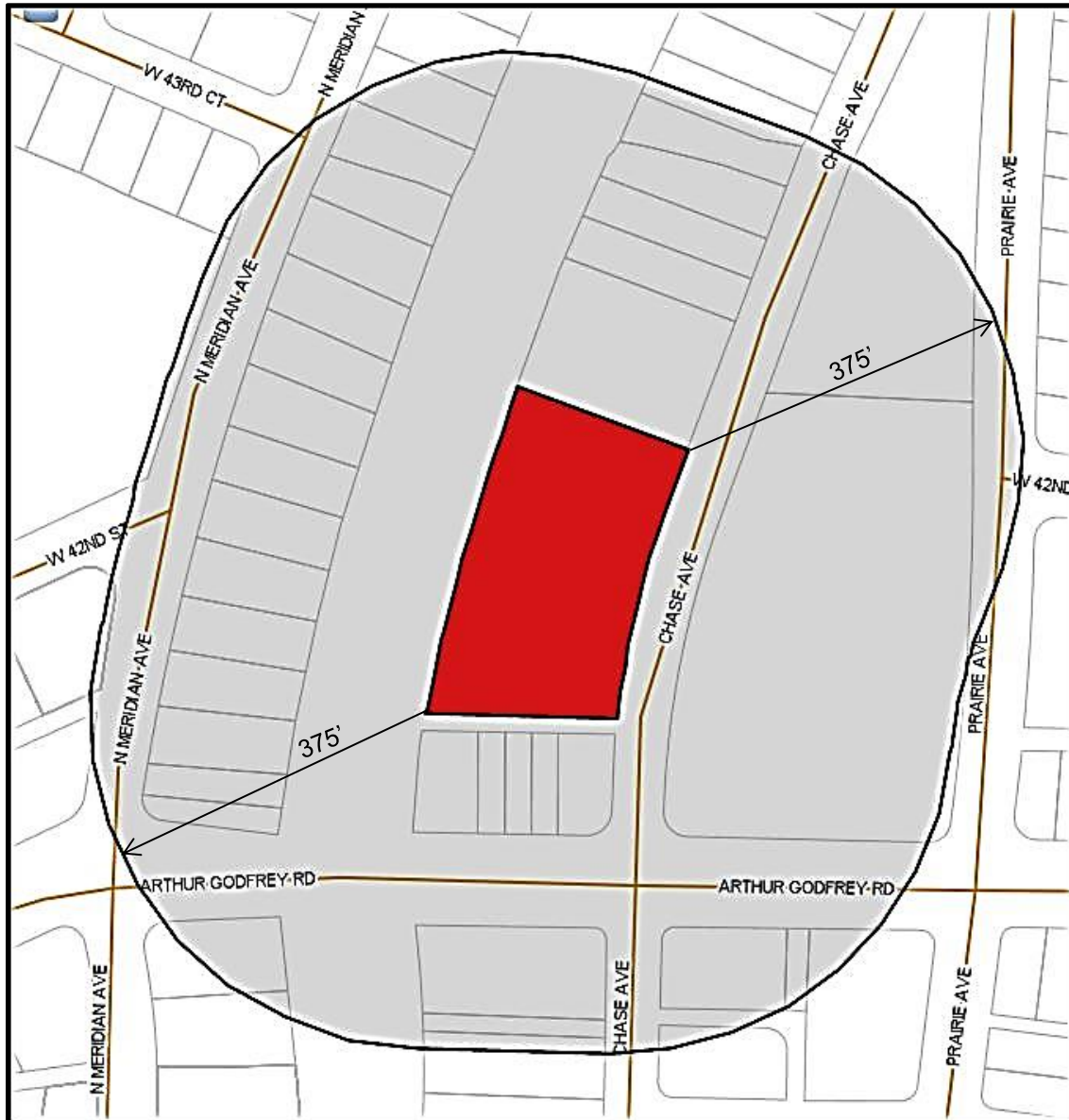


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375' RADIUS MAP



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