

February 7th, 2022

SKLARchitecture

Historic Preservation Board
1700 Convention Center Drive
Miami Beach, FL 33139
Process Number # HPB21-0492
Address: 225 37 St Miami Beach FL 33140



SUBJECT: HPB21-0492, 225 37th Street.

ARCHITECTURE
Commercial
& Residential

Dear Historic Preservation Board,

Please find below the response to preliminary comments issued for the above-mentioned HPB application:

Interior
Architecture
& Design

HPB Plan Review:

Urban
Renovation

1. ZONING

a. Variance requests:

Per the currently proposed plans, the applicant would need to request these additional variances or redesign to comply:

Architectural
Design of
Children's
Environments

Section 142-217 of the City Code:

1. Minimum lot area (7,000 sq. ft.): 4,000 sq. ft. proposed
2. Minimum lot width (50'-0"): 40'-0" proposed

Section 142-216(2)(a)(1) of the City Code:

3. The minimum yard elevation shall be no less than 6.56' NGVD.

Development
Consulting

R: These 2 variances from the section 142-217 have been added to the variance request sheet and on the cover page. Please see cover sheet A0.0 and the requested variance sheet A0.9. The minimum side yard elevations have been modified to 6.56' NGVD. Please see the PROPOSED SITE GROUND FLOOR PLAN sheet A2.1 for the minimum NGVD in the side yards.

3310 Hollywood Blvd.

Hollywood

- b. Please review the definition of long-term bicycle parking in order to confirm the proposed bicycle parking meets the definitions for the designated long-term bicycle parking facilities: Long-term bicycle parking means facilities that provide a high level of security such as bicycle lockers, bicycle cages, and bicycle stations. These facilities serve people who frequently leave their bicycles at the same location for the day or overnight with access limited to individuals. These facilities shall be in a highly secure location, sheltered from the weather, and should be located within 100 feet of the main entrance. The design of these facilities shall be consistent with the long-term bicycle parking standards of the Miami Beach Street Design Guidelines.

Florida 33020

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R: The proposed new door was added in the entry for the long-term bicycle parking room which is a secure location to provide a high level of security for the bicycle owners. The room is located within 100 feet of the main entrance.

AA 0002849

IB 0000894

- c. The FPL transformer and backflow preventer are not allowable encroachments in any required yard.

NCARB CERTIFIED

R: Please see sheet A2.1 for the new location of the FPL transformer and fire line backflow preventer. FPL transformer will be pole mounted and backflow has been moved back.



Ari Sklar, A.I.A.

Oscar Sklar, A.I.A.



2. DEFICIENCIES IN PRESENTATION

- a. The survey states that the base flood elevation is 11.0' NGVD. The correct base flood elevation is 7.0' NGVD.
R: Attached survey states that the base flood elevation is 7.0' NGVD. Please see the survey sheet.
- b. Indicate the height of the front stair landing in the elevation drawings in NGVD.
R: The height of the front stair landing is 7.10' NGVD. Please see sheet A2.1 PROPOSED SITE GROUND FLOOR PLAN.
- c. As part of the Historic Resources Report, provide a diagrammatic explanation of the evolution of the site showing the original building and all the additions that have been constructed over time.
R: A diagrammatic site explanation has been added to show the changes the building had throughout the years. Please see sheet A0.6 MICROFILM to see the diagrams.
- d. Provide context line drawn elevations and show the actual buildings to either side in the renderings.
R: In sheet, A5.0 PROPOSED RENDERINGS, all renderings have the reference of either side building.
- e. There does not appear to be an accessible path. If this is not required please provide a summary of the state regulations that exempt.
R: Accessible path is not required for this project. Please see attached the letter from the Attorney general, Charlie Crist, addressing this issue.
- f. Signs located above the ground floor may be approved by the Historic Preservation Board per Section 138-16 of the City Code. Please include this request in the Letter of Intent.
R: Understood. The request for the approval of the sign has been added to the Letter of Intent

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends further narrative explanation of the front façade design and any religious symbolism.
R: The overall design of the temple is following the ultra-orthodox Jewish synagogue parameter.
- b. Staff recommends the reduction of the paving throughout the site to the greatest extent possible and the introduction of additional landscaping.
R: Acknowledged. See landscape plan L1.0

Sincerely,

Ari Sklar, AIA, NCARB, LEED AP
President