



February 8, 2022

City of Miami Beach
 Planning and Zoning Division
 1700 Convention Center Drive
 Miami Beach, Florida

ARCHITECTURE
 Commercial
 & Residential

Ref: Letter of Intent for the BAIS Eliyahu, LLC DBA Adas Dej Synagogue File No. HPB-21-0492
 225 37th Street Miami Beach, FL

Interior
 Architecture
 & Design

Dear Chairperson and Historic Preservation Board Members & City Planning Staff,

Urban
 Renovation

The following describes our intent with the proposed design:

As the architect for the Adas Dej Bais Eliyahu Synagogue, this submittal is to request approval of this application for the demolition of the existing structure and construction of a new one.

Architectural
 Design of
 Children's
 Environments

The Rabbi for this congregation reached out to us to renovate and improve the facility, however, in order to properly renovate this structure for the congregation's use, we would need to connect the two buildings, design extensive structural improvements, replace fully all MEP systems as well as the roof, and windows. And the existing building would surpass the 50 % threshold, as a result, we are proposing a new design.

Development
 Consulting

2310 Hollywood Blvd.

The new 3 story building is designed with a traditional architectural style that the congregation members understand and appreciate with arched windows and decorative detailing. The synagogue is arranged with a Men's section separate from the Woman's section as is typical in the Orthodox Jewish Community. The main entrance in front along 37th Street for access to the main synagogue prayer area.

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There are separate entrances on the west and east sides for access to different areas. On the west side of the building, there is access to the two upstairs apartments for the Rabbi and Cantor, as well as the Mikvah bath area on the lower level. On the east side, there is access to the women's prayer area. The congregants either bicycle or walk by foot to the Shul, no parking is provided or needed. The new building is situated similar to the existing building, however, we are increasing the setback on the westside to 7'-6" which meets the minimum requirement. On the eastside we are proposing a 5'-0" setback.

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NCARB CERTIFIED



Ari Sklar, A.I.A.
 Oscar Sklar, A.I.A.



The Rabbi's apartment on the second floor will have a balcony to the rear while the cantor's apartment on the third floor has a terrace in front.

We are requesting variances since this is a small property surrounded by large structures the proposed design requires the following variances:

1. A variance from the required 20 ft front setback to allow 5'-9" to the building.
2. A variance from the rear setback, required 10'-0". Proposed zero.
3. A variance to exceed the maximum 25% projection allowed for an access stair and platform in the front to allow the entry stoop and steps to begin at the property line.
4. A variance from the eastside, Required: 7'-6". Proposed: 5'-0.
5. A Variance to allow steps within the east side setback for the walkway to the women's entrance.

Due to all the irregularities and deficiencies with the existing building, we request your approval for a new structure so the synagogue can have a proper building to house the needs of the congregation.

Criteria Review guidelines are abbreviated as follow:

Section 133.50- Sea Level rise and resilience

(a) Criteria for development orders:

1. All construction waste shall be sent to a salvage/recycling facility.
2. All new windows shall be hurricane-proof impact windows.
3. Operable windows shall be provided where appropriate and allowable per code.
4. Weather resilient & native landscaping (salt-tolerant, highly water-absorbent, native or Florida friendly plants) will be provided per the landscape plan.
5. Due to rising sea levels and FEMA flood guidelines the finished floor level of the sanctuary and main level will be 1 foot above flood level.
6. Driveways or garages will not be provided for this project since there is no parking. However, the ground floor will be above flood level.
7. All critical mechanical and electrical systems are located above base flood elevation.
8. The majority of the building shall be elevated 1 foot above the base flood elevation. Only the Mikvah area will be set below but will have drainage & pumps.
9. The Mikvah, Ritual bath area, is below base flood elevation and will have a wet floodproofing system.
10. A Civil Engineer will design a water retention system for drainage.

(b) Criteria for ordinance, resolutions, or recommendations:

1. We believe this new building will increase the City's Resiliency with respect to sea-level rise as well as mitigation and resiliency efforts.

**Section 118-192 A1 1-7 Conditional use.**

(a) Conditional uses may be approved in accordance with the procedures and standard of this article as follows:

1. The religious use is consistent with the comprehensive plan or neighborhood plan if one exists for this area.
2. This Synagogue use will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan as the use presently exist.
3. The religious use associated with this request is consistent with the land development regulations.
4. Public health, safety, morals, and general welfare will not be adversely affected. This is a positive, safe, and moral use.
5. Parking will not be provided and is not required due to the nature of the facility being for Ultra-Orthodox Jews who do not drive to and from this facility they live in the area and walk or ride a bicycle.
6. Necessary safeguards will be provided for the protection of surrounding property, person, and neighborhood values. Furthermore, values will increase due to the improvements and positive use of this facility.
7. The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. We are not aware of other Synagogues in this area, but regardless this is a positive use for this area.

Section 138-16 - Wall sign

(a) Wall signs are signs attached to, and erected parallel to, the face of, or erected or painted on the outside wall of a building and supported throughout its length by such wall or building and not extending more than 12 inches from the building wall.

1. Wall signs will be displayed with no more than 12 inches of the building wall.

Section 118-192 C, 1-11 – Religious Institutions.

(C) In reviewing an application for a religious institution, the planning board shall apply the following review criteria instead of the standard review guidelines listed in subsection (a) above:

1. Operational Plan: See attached Operational Plan. No adverse effects anticipated
2. Delivery Plan: This facility will have minimal deliveries once the construction is completed and initial occupancy is complete. Supplies needed will be only basic products to maintain the building & daily food requirements for the Rabbi & Cantor apartments. Furthermore, there is a loading/delivery space directly in front of this Synagogue.
3. Design/Zoning: The proposed structure is permitted by the regulations in the zoning district.



4. Parking Not Required: The congregants walk by foot to Shul or ride a bicycle as a result no parking will be provided or needed. They live in apartments nearby or at a hotel where they are staying when visiting.
5. Ingress/Egress of Pedestrians: Indoor and Outdoor congregant circulation has been thoroughly considered to & from the front & sides of the building. The Ingress/Egress is specific to the function and uses to the customs for this ultra-orthodox congregation. A Life Safety plan has been discussed with Fire professionals.
6. Security Plan: The congregation will only allow access to members & will have cameras & security personnel.
7. Traffic Circulation Analysis: Not required due to #4, No parking required.
8. Noise attenuation plan: All activities occur within the building envelope, so there are no anticipated adverse effects from any noise.
9. Sanitation plan: A sanitation plan has been considered that addresses on-site facilities. We have also included an indoor enclosed trash room.
10. Adjacent residential uses: This facility is compatible with residential uses and has a residential component as well.
11. Cumulative Effect: The cumulative effect from this facility will be positive for the neighborhood.

We respectfully request your review and approval of the proposed new synagogue building of the Adas Dej / Bais Eliyahu congregation at 225 37th Street Miami Beach, FL

Thank you,

A handwritten signature in blue ink, appearing to be 'A. Sklar', with a long horizontal flourish extending to the right.

Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President
SKLARchitecture