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June 19, 2025

VIA ELECTRONIC DELIVERY

City of Miami Beach Design Review Board

c/o Mr. Rogelio Madan, Development & Resiliency Officer
City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: First Submittal / Lubavitch 770 Facade / Letter of Intent for Design Review Board Application File No. DRB25-1101 (the "Application") / Property located at 1140 Alton Road (Folio No. 02-3234-025-0170), Miami Beach, Florida (the "Property")

Dear Design Review Board Members:

Our firm represents Chabad of Mid Miami Beach, Inc., a not for profit Florida corporation (collectively, the "**Owner**" or "**Applicant**"), as owners of the property located at 1140 Alton Road in the City of Miami Beach, Florida (the "**City**"). The Owner seeks to enhance the existing façade of the building with a beautiful new treatment reminiscent of the structure located at 770 Eastern Parkway, Brooklyn, NY. Please consider this correspondence as the letter of intent in connection with the Owner's request before the Design Review Board ("**DRB**") for design review of this new façade treatment, as more fully detailed below.

I. The Property

The Property is located within the Alton South Beach neighborhood and fronts both 11th Street to the North and Alton Road to the East and currently contains a 2-story, two story structure originally built in 1973, with substantial expansion and renovations done over the years. According to that certain Boundary Survey prepared by Survey Pros, Inc., a copy of which is enclosed, the Property contains a total of 24,750 +/- square feet or 0.54 +/- acres of land. The Property is located within the CD 2 zoning district and is surrounded by other single story or multi-story commercial buildings to the West, North, South, and faces the Flamingo Park football field to the East.

The Applicant has occupied the Property since approximately 1970 teaching thousands of students in the Miami Beach and Miami Dade County community. For more than 40 years, the Applicant has supported the community with the educational needs and the religious needs of our community, formed lasting bonds within the community and built countless cherished memories within all of the greater Miami Dade community as well as being a fundamental and spiritual leader in our community. Recognizing the need to renovate the façade to stay current and to continue providing excellent education and spiritual support to our community the Applicant desires to renovate the facade.

II. The Project

As detailed in the plans prepared by Jaime Shapiro AIA and Associates, Shapiro Associates (the “Plans”), Owner intends to build a new, facade (the “Project” or “Lubavitch Façade”). The estimated cost of the Project is approximately \$100,000.00.

The applicant intends to replace the existing Facade of the building facing North and East with prominent Glass and Brick material to resemble the Central building of the Lubavitch Jewish movement to bring spirituality and meaning to the location for many in the community.(See drawings).

III. Design Review Approval

The Project is consistent with the City’s design review criteria, per Section 2.5.3.1 of the Resiliency Code and as provided below.

- a. *The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.*

Satisfied; The Project, including the proposed Facade, are in line with the City’s future road raising conditions and resiliency efforts.

- b. *The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.*

No Landscape, civil or lighting plans required.

As stated elsewhere in this Letter of Intent, the Facade embodies a design aesthetic that is very much tied to the religious and spiritual movement of the Jewish People with functionality to accommodate the community.

- c. *The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.*

Satisfied; Please refer to the enclosed Plans that reflect compliance with the applicable zoning regulations. The overall design sufficiently addresses the intent of the Resiliency Code and applicable design guidelines.

- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.*

Satisfied; The Project is designed with high quality materials and finishes, such as glass panels and Brick inserts.

- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.*

Satisfied; The Project, including the site plan, location and design for the proposed new Facade complies with the requirements of the City's Resiliency Code, as reflected in the enclosed Plans.

- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.*

Satisfied; The Project's design integrates sustainable and resilient design elements that further the City's goals and intent but is also compatible with the surrounding neighborhood.

- g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.*

Satisfied; The Facade will create a secured building for the Applicant to continue its educational and spiritual programs and activities.

- h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.*

Satisfied; the Project The New Façade will not affect the existing pedestrian or vehicle traffic.

- i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.*

Satisfied; A proposed lighting plan will be submitted to the City during the permitting process, as may be required.

- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.*

Satisfied; As mentioned above, the Project includes lush trees and shrubs that serve as a landscape buffer to the abutting properties. No Landscape plans required.

- k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.*

Satisfied; Not applicable.

- l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).*

Satisfied; The proposed facade is thoughtfully designed to be compatible with the surrounding neighborhood.

- m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.*

Not applicable, as the proposed Project is for a facade.

- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.*

Satisfied; The façade will serve to screen the rooftop as provided in the plans.

- o. *An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).*

Not applicable, there are no additions to the proposed building but for the replacement of the Facade.

- p. *All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.*

Satisfied; The Project is designed with large windows facing the street and sidewalk with the appropriate amount of transparency for the architectural style .

- q. *The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.*

Satisfied; Not Applicable.

- r. *In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.*

Not applicable.

- s. *The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.*

Not applicable as this is a replacement of an existing façade to an existing structure.

IV. Sea Level Rise and Resiliency Review

Section 7.1.2.4.a of the Resiliency Code provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

- (i) *A recycling or salvage plan for partial or total demolition shall be provided.*

A recycling plan will be provided as part of the submittal for a total demolition permit of the façade to the building department.

- (ii) *Windows that are proposed to be replaced shall be hurricane proof impact windows.*

The windows and glass system will be hurricane impact windows.

- (iii) *Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

Passive cooling systems, such as operable windows and doors may be installed as appropriate.

- (iv) *Resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.*

All new landscaping will consist of resilient, Florida friendly species.

- (v) *The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.*

Not applicable as this is replacement of existing façade.

- (vi) *The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.*

The façade was thoughtfully designed to meet the needs of the community and the educational and spiritual needs of the children and the community.

- (vii) *As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.*

New critical mechanical and electrical equipment systems, if applicable, will comply with all flood requirements.

- (viii) *Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.*

Not applicable.

- (ix) *When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.*

As applicable, flood proofing will be provided as needed.

- (x) *As applicable to all new construction, stormwater retention systems shall be provided.*

Owner will explore various water retention systems, where feasible and appropriate, for the Project.

- (xi) *Cool pavement materials or porous pavement materials shall be utilized.*

Not applicable.

- (xii) *The design of each project shall minimize the potential for heat island effects on-site.*

The Facade is purposefully designed to reduce the potential for heat island effects on the site.

Very Truly Yours,
Galbut, Walters & Associates, LLP

/s/ Abraham A. Galbut

Abraham A. Galbut, Esquire

AAG/dm

Encl.