



Alfredo J. Gonzalez
Tel 305.579.0588
Fax 305.961.5588
gonzalezaj@gtlaw.com

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VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Design Review Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: FINAL SUBMITTAL DRB20-0529| Application for an Approval of the
Modernization of Lehrman Community Day School | 727 Lehrman Drive (includes 727-741
77th Street, 7710-7720 Dickens Avenue and 7701-7737 Tatum Waterway Drive), Miami
Beach (the "Property")**

Dear Chairperson and Members of the Design Review Board:

This letter accompanies Lehrman Community Day School, (the "Applicant") application for a public hearing for an approval of the modernization and redevelopment of the school grounds before the City of the Miami Beach Design Review Board (the "Board") in connection with the proposed modernized of the school (the "Project").

The Applicant has been a pillar of the community operating the school since 1960. This past April marked the **60th Anniversary** of the opening of the school. As with any school or business, the school is looking to modernize as well as improve its security features to address the current climate and needs in today's world. Currently, the maximum number of students permitted at the school are 548 students and this Project is not requesting to increase its maximum capacity, rather to enhance the environment for those students currently permitted. While the school has operated for the last 60 years, the RM-1 zoning regulations as well as the North Beach National Register Conservation District Overlay ("NB Overlay") adopted in 2018, did not address the current conditions of the School, let alone many of the proposed enhancements of the Project.

The Applicant working with the Mayor and Commission along with the administration and Planning Department drafted a proposed new overlay, "North Beach Public and Private School District Overlay" ("NB School Overlay"). Currently, the draft NB School Overlay, has been sponsored by Commissioner Micky Steinberg, has been referred by Commission and has already been recommended for approval by the Land Use and Sustainability Committee. It is

expected that by the time this matter is heard by the Board, NB School Overlay should be adopted.

Therefore, the Project has been designed to meet the requirements of the NB School Overlay district, RM-1 and the NB overlay. The combined regulations now addresses the requirements for a school, rather than just the typical buildings located in the RM-1 district.

The Project is looking to modernize the classroom areas by building a new building abutting the existing, along Dickens Avenue which will also house the indoor gymnasium and cafeteria for the school. With the modernization, the school will be able to dramatically, improve the drop off and pick up areas of students, which currently happens entirely on public right of way along 77th Lehrman Drive, opposite of Biscayne Elementary's drop off and pick up areas. The Project proposes to internalize over 70% of the drop off and pick up with their new Project. The Project is achieved by including the lot at 7720 Dickens avenue, own by the Applicant but currently part of the school operations.

Along with modernization of the School, there are many security enhancements proposed including an eight foot high security fence. With the incidents occurring around the US and world schools are especially vulnerability if not adequately protected, especially a religious institution.

Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

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 partial/total demolition permit to the building department.

Windows that are proposed to be replaced shall be hurricane proof impact windows.

The windows and glass balcony system will be hurricane impact windows.

Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

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

Whether resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) will be provided.

All new landscaping will consist of Florida friendly plants.

Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

In compliance with the Land Development Regulations, the Project is intentionally designed to activate the outdoor public areas.

The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The City has not proposed to raise the roadways in the near future, nor any committed sources of funding to facilitate any road raising and infrastructure improvements. However, the project is designed with future street raising in mind so the slope into ground floor spaces will not require significant revision.

Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation with room to raise.

Where feasible, mechanical and electrical systems will be located above BFE. Any such facilities located below BFE will be floodproofed in accordance with Florida Building Code requirements.

Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The existing building is not being elevated to the base flood evaluation because it not feasible.

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.

To the extent applicable, Applicant will wet or dry flood proof as appropriate.

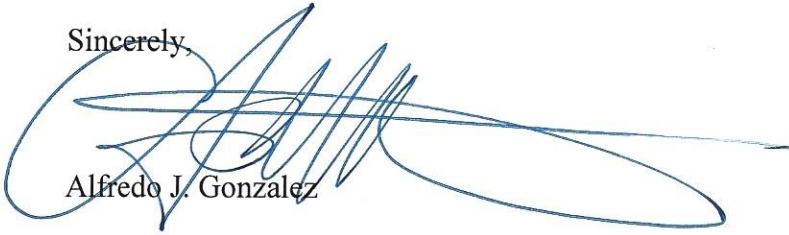
Where feasible and appropriate, water retention systems shall be provided.

The Applicant will explore various water retention systems for the Project.

Conclusion

The Applicant is requesting the approval of the modernization and enhancement of security features for the school as it begins its 60th year of operations. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alfredo J. Gonzalez', is written over the word 'Sincerely,'. The signature is stylized with a large, sweeping loop at the end.

Alfredo J. Gonzalez