
Response Narrative

PROJECT: 7902 Carlyle Avenue, Miami Beach, FL.

DATE: May 31, 2022 – Final Submittal

RE: PB22-0501 – Modified CUP for Yeshiva Elementary School

PB Plan Review

Plannign Deaprtment Review:

- 1) Supporting Documents: Please provide any supporting documents from the State such as preliminary approval.**

Response: Supporting documentation from State Department of Children and Families for early childhood care, and Florida Department of Education, are included with the submittal.

- 2) LOI: Exhibit: Provide both complete legal descriptions for both properties.**

Response: Noted. See revised LOI with attached legal description exhibit.

- 3) LOI: Provide more information on the proposed uses for the 600 [79] St. property.**

Response: The LOI has been updated to provide additional information on the use of the 600 79 ST property. This property will be used as housing for teachers and staff associated with the school.

- 4) Clarify whether the application will be reviewed by DRB and if it is requesting variances/waivers.**

Response: The application will be submitted to the DRB for review. The Applicant does not intend to request any waivers or variances.

- 5) Provide recent signed and sealed surveys, stating lot area from both properties. Per checklist item 10 and 11B, (survey page on plans set is blank).**

Response: See submitted Survey.

- 6) Copy of signed and dated checklist issued at pre-application meeting.**

Response: See submitted checklist.

- 7) Copies of all current or previously active Business Tax Receipts. .**

Response: The Applicant has applied for an updated BTR.

8) Page 06: use CMB multifamily commercial zoning data. There is information missing. Provide this on a separate page from the maps and graphics shown on Page 6.

Response: Noted. See revised plans Sheet 6.

9) Zoning Data: Setbacks: required, existing and proposed setbacks information shall be provided for Pedestal front, side interior, side facing a street, and rear as applicable on both properties.

Response: Noted. See revised plans Sheet 6 and 9.

10) Existing and required setbacks shall be shown on the plans.

Response: Noted. See Sheet 9.

11) Parking: clarify parking requirements per Condition 10 of the Existing CUP.

Response: The existing school was approved under Building Permit No. B9904678 in 1999. There are no records indicating that a Parking Impact Fee was required by the Planning Department or paid. Based on historical research and information from the Applicant, the prior use of the property on October 1, 1989 was a Synagogue and School with approximately 1000 seats. Pursuant to Section 130-32(15) of the Code, the parking requirement would have been 1 space per 6 seats, or 167 parking spaces ($1000 \text{ seats} / 6 = 166.67 \text{ spaces}$). In accordance with Section 132-161 of the code, the Applicant obtained a parking credit of 167 spaces when the use was converted to a school in 1999 pursuant to Building Permit No. B9904678.

The parking requirement for the school is 1 space per 15 seats in the main assembly area, plus one space per classroom. The proposed plans indicate 26 total classrooms and the total assembly area accommodates all 520 proposed students. Thus, the parking requirement is 61 spaces ($520 \text{ students} / 15 + 26 = 60.6$). The Applicant believes that the Planning Department determined that the above-described parking credit applied to the property and therefore no Parking Impact Fee or parking within 500 feet of the site was required. Similarly, the parking credit of 167 spaces accounts for the parking requirement of the expanded school.

12) Plans: provide, existing and proposed floor plans for 600 79 ST. Provide room labels.

Response: Provided, See Sheet 17. No significant modifications proposed. Only interior refinishing to provide housing for teachers or staff.

Responses to Transportation Comments and revised traffic study provided under separate cover.