

C. COMMISSION MEMORANDUM NO. 573-82
APPLICATIONS TO BE CONSIDERED BY THE
PLANNING BOARD. (FOR INFORMATIONAL
PURPOSES ONLY)

SEP 1 1982

Conditional Use applications to:

1. Permit continued operation of ACLF's by:
 - a. Miami Beach Hebrew Home for the Aged, Inc.
310 and 336 Collins Avenue (62 units),
 - b. Delta Hotel, 2216 Park Avenue, and
 - c. Eastern Sun, Inc., 900 Ocean Drive
(34 units) (previously noted on 8/18/82
Action Summary)
2. Expand Lehrman Day School facility,
727 - 77th Street.

D. COMMISSION MEMORANDUM NO. 696-82
PLANNING BOARD RECOMMENDATION
REGARDING CONDITIONAL USE REQUEST BY
TEMPLE EMANU-EL TO ADD A THIRD FLOOR
TO THE LEHRMAN DAY SCHOOL LOCATED AT
727-77TH STREET.

1. CORRESPONDENCE FROM THE PLANNING
BOARD.

ADMINISTRATION RECOMMENDATION:
APPROVAL OF THE CONDITIONAL USE
REQUESTED BY TEMPLE EMANU-EL TO ALLOW
EXPANSION OF THE LEHRMAN DAY SCHOOL
SUBJECT TO THE CONDITIONS RECOMMENDED
BY THE PLANNING BOARD. A PUBLIC
HEARING MAY BE SCHEDULED BY THE CITY
COMMISSION PRIOR TO ACTION ON THIS
MATTER, HOWEVER, ONE IS NOT
SPECIFICALLY REQUIRED.

Commission approved Planning Board recommendation,
as concurred in by Administration, that request be
granted, subject to:

1. Applicant to submit revised site plan to Plan-
ning Department for approval.
2. Applicant to designate an area for loading and
unloading school busses on private property.
3. Applicant to provide 10 off-street parking
spaces with access from Dickens Avenue (location
and driveway to be indicated on site plan).
4. Applicant to submit detailed landscape plan
(showing screening between proposed parking area
and adjacent residential property and Dickens
Avenue and shade trees along Dickens Avenue) to
Planning Department for approval.

OCT 20 1982

City of Miami Beach

FLORIDA 33139



"VACATIONLAND U. S. A."

OFFICE OF THE CITY MANAGER
ROB W. PARKINS
CITY MANAGER

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 873-7010

COMMISSION MEMORANDUM NO. 696-82

DATE: OCTOBER 20, 1982

TO: Mayor Norman Ciment and
Members of the City Commission

FROM: Rob W. Parkins
City Manager

SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING CONDITIONAL USE
REQUEST BY TEMPLE EMANU-EL TO ADD A THIRD FLOOR TO THE
LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET

NATURE OF REQUEST

The applicant, Temple Emanu-El has applied for conditional use approval for expansion of the Lehrman Day School located in the RM-60 Zoning District. The facility currently contains 14 classrooms located in a two story building and a one story cottage. Expansion will result in an addition of a third floor to the building and demolition of the existing cottage.

PREVIOUS PLANNING BOARD, CITY COMMISSION AND ZONING BOARD OF ADJUSTMENT ACTIONS

On September 10, 1982, the Zoning Board of Adjustment considered four variances required for the expansion of Lehrman Day School. The variances were as follows:

1. Applicant requests waiving 9 ft. 8 in. of the required 20 ft. front yard setback, in order to construct a third floor addition to an existing building.
2. Applicant requests waiving 5 ft. of the required 10 ft. rear yard setback, in order to construct a third floor addition.
3. Applicant requests waiving 40 feet of the required 50 ft. interior side yard setback for the above addition.
4. Applicant requests waiving the 10 required off-street parking spaces in order to build 10 additional classrooms.

Variances 1, 2, and 3 were approved with conditions. Variance 4 was denied and the required 10 parking spaces must be provided on site off of Dickens Avenue. The applicant and the adjacent property owner are to decide whether the access driveway or parking spaces shall be adjacent to the property line. A landscape plan must be approved by the Planning Department. A drop-off lane must be provided on the applicant's property adjacent to 77th Street. No additional variances were required for the expansion of the Lehrman Day School.

SUMMARY OF PLANNING DEPARTMENT FINDINGS

Expansion of the Lehrman Day School requires conditional use approval as schools are listed as a conditional use in the RM-60 Zoning District. The expansion of the Lehrman Day School will intensify the use of the site, therefore, steps must be undertaken to mitigate the increased impacts of the school. The Planning Department recommendation includes conditions designed to mitigate the impact of the school expansion on surrounding property owners, on neighborhood traffic and general neighborhood appearance. (see attached staff report dated September 28, 1982)

COMMISSION
MEETING

OCT 20 1982

AGENDA
ITEM

R-8-D

DATE

10-20-82

The Planning Department recommended approval of the conditional use to allow expansion of the Lehrman Day School subject to four conditions, which are shown in the staff report.

PLANNING BOARD RECOMMENDATION

After the close of the public portion of the public hearing on September 28, 1982, the Planning Board approved the following motion by a vote of seven (7) in favor and four (4) absent:

"The Planning Board recommends that the City Commission approve the conditional use request by Temple Emanuel to allow expansion of the Lehrman Day School located at 7727 - 77th Street subject to the following four (4) conditions:

1. The applicant shall submit a revised site plan to the Planning Department for approval.
2. The applicant shall designate an area for loading and unloading most of their school busses on private property such as the paved playground on 77th Street.
3. The applicant shall provide ten (10) off street parking spaces with access from Dickens Avenue. The location of the parking area and access driveway will be indicated on the site plan.
4. The applicant shall submit a detailed landscape plan to the Planning Department for approval. The Plan shall show screening between the proposed parking area and adjacent residential properties and Dickens Avenue. The plan should have dense shrubs for screening and shade trees along Dickens Avenue (see attached sketch).

ADMINISTRATION RECOMMENDATION

The Administration recommends approval of the conditional use requested by Temple Emanuel to allow expansion of the Lehrman Day School subject to the conditions recommended by the Planning Board. A public hearing may be scheduled by the City Commission prior to action on this matter, however, one is not specifically required.

RWP/SAY/rg

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

City of Miami Beach

FLORIDA 33119



"VACATIONLAND U. S. A."

PLANNING BOARD

1700 CONVENTION CENTER DRIVE

TELEPHONE: 873-7880

September 29, 1982

Mayor and
City Commissioners
1700 Convention Center Drive
Miami Beach, Florida 33139

**SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING CONDITIONAL USE
REQUEST BY TEMPLE EMANU-EL TO ADD A THIRD FLOOR TO THE
LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET**

Dear Commissioners:

After the close of the public portion of the public hearing on September 28, 1982, the Planning Board approved the following motion by a vote of seven (7) in favor and four (4) absent:

"The Planning Board recommends that the City Commission approve the conditional use request by Temple Emanuel to allow expansion of the Lehrman Day School located at 7727 - 77th Street subject to the following four (4) conditions:

1. The applicant shall submit a revised site plan to the Planning Department for approval.
2. The applicant shall designate an area for loading and unloading most of their school busses on private property such as the paved playground on 77th Street.
3. The applicant shall provide ten (10) off street parking spaces with access from Dickens Avenue. The location of the parking area and access driveway will be indicated on the site plan.
4. The applicant shall submit a detailed landscape plan to the Planning Department for approval. The Plan shall show screening between the proposed parking area and adjacent residential properties and Dickens Avenue. The plan should have dense shrubs for screening and shade trees along Dickens Avenue (see attached sketch).

Sincerely yours,

A handwritten signature in cursive that reads "Edward Newman" with the number "26" written below it.

Edward Newman
Chairman

EN/rg

MEMBERS

CHAIRMAN, EDWARD T. NEWMAN

VICE CHAIRMAN, KEITH KOVENS

AARON EUSTER, ARNOLD GOLDMAN, JERROLD GOODMAN, NEISEN O. KASDIN, HARRY MILDNER, DAVID MUHLRAD, ABE RESNICK,
LEON SIRKIN, LEONARD ZILBERT

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

AGENDA
ITEM

R-8-D-1

DATE

10-20-82

City of Miami Beach

FLORIDA 33119

"VACATIONLAND U. S. A."



DEPARTMENT OF PLANNING

SANFORD A. YOUKILIS, AICP - DIRECTOR

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

TO: ELAINE MATTHEWS, CITY CLERK ✓
JACK FIDLER, CODE ENFORCEMENT DIRECTOR

DATE: JUNE 29, 1983

VIA: SANFORD A. YOUKILIS
DIRECTOR OF PLANNING *S.A. Youkilis*

FROM: JUD KURLANCHEEK *K*
PLANNER

SUBJECT: PLANNING BOARD ACTION REGARDING 727 77th STREET - LEHRMAN DAY SCHOOL

On June 28, 1983, the Planning Board ^{pursuant} approved a minor amendment to a pre-existing approved conditional use and site plan. Pursuant to Section 7-1, D-1 of the Zoning Ordinance, this item is forwarded for official notation in the City Clerk's Office and placement on the appropriate building card record in the Code Enforcement Department.

The approval was contingent upon the following stipulations:

1. Applicant is granted a six (6) month extension of time to initiate construction from the date of the Planning Board approval - June 28, 1983.
2. The required four (4) parking spaces and the previously required bus drop off lane are to be relocated within 400 feet of the site on Lots 7, 8, and 13 as represented in the location sketch pursuant to Section 9-3 of the Ordinance. The resulting space shall be landscaped, the parking area as designated on the plan shall be removed, and the ficus tree is to remain. The Planning Department is to approve a revised site and landscape plans prior to the issuance of a Building Permit and approve any request for Certificate of Occupancy or Certificate of Completion.
3. Applicant to post a Performance Bond in the amount of \$2,500 at the time of the request for a Building Permit. The bond is to insure the removal of the modular building within twenty-four (24) months.
4. Signage shall not be provided for the modular building.
5. The modular building shall meet the South Florida Building Code for permanent structures.
6. Applicant to meet drainage, garbage facilities, and grading requirements as specified by the Public Works Department.
7. The original five conditions recommended by the Planning Board and approved by the City Commission are also appended to the approval of the minor amendment and are listed as:
 - a. Provide Landscape Plan resulting in appropriate buffering of the use from adjoining properties;
 - b. Site Plan to provide ten (10) required parking spaces with access from Dickens Avenue;
 - c. Site Plan to provide an area located on private property for the loading and unloading of most of the school buses;
 - d. Site Plan to indicate a drop-off land to be located on private property adjacent to 77th Street; and
 - e. Letter from adjoining property owners to the north indicating agreement location of access driveway.

CITY OF MIAMI BEACH

OCT 20 1982

CUMMINGS
MEETING

R.F.D
10-20-82

8. Upon the request for a building permit, the applicant shall attach to the plan and the City shall record on the building card for the subject property, the attached letter (June 27, 1983) Lorenzo Lorenzo of 7720 Dickens Avenue (North property owner) to Dr. Ibir Baron of the Lehrman Day School . For enforcement purposes, the stipulation therein shall be said agreement shall be considered as requirements of obtaining a building permit and certificate of occupancy or certificate of completion.

SAY/JK/mh

CC: Prospero Cabrera, Code Enforcement Officer

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

7720 Dickens Avenue
Miami Beach, Florida 33141

June 27, 1983

Dr. Amir Baron
Director of Education
Lehrman Day School
727 77th Street
Miami Beach, Florida 33141

Re: Construction of parking lot on Dickens Avenue

Dear Dr. Baron:

This is to confirm that you, Mr. Oscar Sklar, A.I.A., and I, have agreed that the access driveway to the parking lot to be built adjacent to my 7720 Dickens Avenue property, is to be located ten (10) feet from my property line. In addition all of the parking spaces are to face away from my property and parking "head-in" is to be enforced by such measures as the posting of signs and surveillance. The purpose is to diminish the harm to my property by the noise, light and exhaust fumes emanating from the automobiles which will use the lot.

You and Oscar Sklar, have expressly represented to me that:

1. the parking lot will be used exclusively for faculty and staff during school hours and will be locked with a gate at all other times.
2. you will provide, and in the future maintain, vegetation to grow to six feet tall and to be no less than three feet when planted, to serve as a buffer all along the property line adjacent to my building.
3. *Off* the divider between both properties shall be a ~~six~~ ^{six (6)} foot decorative wall or the existing chain link fence. Under no circumstances shall this be a solid wall.
4. the parking lot will contain ten (10) parking spaces and no more.
5. the parking lot will not serve as an unloading or storage area for school buses or other school vehicles.

page one of two

COMMISSION
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OCT 20 1981

CITY OF MIAMI BEACH

You both have agreed to the above terms in consideration for the harm which will result to my property due to your proposed construction of a parking lot immediately adjacent to it. Not only am I distressed about the economic and aesthetic detriment that your project will cause, but I am also concerned about the safety and well being of my tenants and my family, who will suffer the impact of churning engines and slamming doors, exhaust fumes, glaring headlights, diminished air circulation, decreased, decreased street parking spaces, and other effects still to be manifested.

I thank you in advance for your diligence in executing these terms.

Very truly yours,



Lorenzo V. Lorenzo

cc: Oscar Sklar, A.I.A.

CERTIFIED RETURN RECEIPT REQUESTED

Received by: _____ Date: _____

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

City of Miami Beach

FLORIDA 33119



"VACATIONLAND U. S. A."

PLANNING BOARD

1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

September 29, 1982

Mayor and
City Commissioners
1700 Convention Center Drive
Miami Beach, Florida 33139

**SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING CONDITIONAL USE
REQUEST BY TEMPLE EMANU-EL TO ADD A THIRD FLOOR TO THE
LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET**

Dear Commissioners:

After the close of the public portion of the public hearing on September 28, 1982, the Planning Board approved the following motion by a vote of seven (7) in favor and four (4) absent:

"The Planning Board recommends that the City Commission approve the conditional use request by Temple Emanuel to allow expansion of the Lehrman Day School located at 727 - 77th Street subject to the following four (4) conditions:

1. The applicant shall submit a revised site plan to the Planning Department for approval.
2. The applicant shall designate an area for loading and unloading most of their school busses on private property such as the paved playground on 77th Street.
3. The applicant shall provide ten (10) off street parking spaces with access from Dickens Avenue. The location of the parking area and access driveway will be indicated on the site plan.
4. The applicant shall submit a detailed landscape plan to the Planning Department for approval. The Plan shall show screening between the proposed parking area and adjacent residential properties and Dickens Avenue. The plan should have dense shrubs for screening and shade trees along Dickens Avenue (see attached sketch).

Sincerely yours,

Edward A. Newman
26

Edward Newman
Chairman

EN/rg

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

MEMBERS

CHAIRMAN, EDWARD T. NEWMAN

**AARON EUSTER, ARNOLD GOLDMAN, JERROLD GOODMAN, NEISEN O. KASDIN, HARRY MILDNER, DAVID MUHLRAD, ABE RESNICK,
LEON SIRKIN, LEONARD ZILBERT**

VICE CHAIRMAN, KEITH KOVENS

City of Miami Beach

FLORIDA 33139



"VACATIONLAND U. S. A."

OFFICE OF THE CITY MANAGER
ROB W. PARKINS
CITY MANAGER

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7010

NOTICE

October 15, 1982

Mr. Edward Newman
1333 Dade Boulevard
Miami Beach, Florida 33139

**SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING
CONDITIONAL USE REQUEST BY TEMPLE EMANUEL TO
ADD A THIRD FLOOR TO THE LEHRMAN DAY SCHOOL
LOCATED AT 727-77TH STREET.**

The above-referenced subject matter has been placed on the agenda of the City Commission to be held on **October 20, 1982.**

It is listed on the agenda under the category **R-8-D, Old Business and Administration Reports.**

The City Commission meeting begins at **9:30 a.m.** and is held in the Commission Chambers, 3rd Floor, City Hall, 1700 Convention Center Drive.

Sincerely yours,

Rob W. Parkins
City Manager

RWP:jh
Enclosure

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

City of Miami Beach

FLORIDA 33139



"VACATIONLAND U. S. A."

OFFICE OF THE CITY MANAGER
ROB W. PARKINS
CITY MANAGER

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7010

COMMISSION MEMORANDUM NO. 696-82

DATE: OCTOBER 20, 1982

TO: Mayor Norman Ciment and
Members of the City Commission

FROM: Rob W. Parkins
City Manager

SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING CONDITIONAL USE
REQUEST BY TEMPLE EMANU-EL TO ADD A THIRD FLOOR TO THE
LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET

NATURE OF REQUEST

The applicant, Temple Emanu-El has applied for conditional use approval for expansion of the Lehrman Day School located in the RM-60 Zoning District. The facility currently contains 14 classrooms located in a two story building and a one story cottage. Expansion will result in an addition of a third floor to the building and demolition of the existing cottage.

PREVIOUS PLANNING BOARD, CITY COMMISSION AND ZONING BOARD OF ADJUSTMENT ACTIONS

On September 10, 1982, the Zoning Board of Adjustment considered four variances required for the expansion of Lehrman Day School. The variances were as follows:

1. Applicant requests waiving 9 ft. 8 in. of the required 20 ft. front yard setback, in order to construct a third floor addition to an existing building.
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4. Applicant requests waiving the 10 required off-street parking spaces in order to build 10 additional classrooms.

Variances 1, 2, and 3 were approved with conditions. Variance 4 was denied and the required 10 parking spaces must be provided on site off of Dickens Avenue. The applicant and the adjacent property owner are to decide whether the access driveway or parking spaces shall be adjacent to the property line. A landscape plan must be approved by the Planning Department. A drop-off lane must be provided on the applicant's property adjacent to 77th Street. No additional variances were required for the expansion of the Lehrman Day School.

SUMMARY OF PLANNING DEPARTMENT FINDINGS

Expansion of the Lehrman Day School requires conditional use approval as schools are listed as a conditional use in the RM-60 Zoning District. The expansion of the Lehrman Day School will intensify the use of the site, therefore, steps must be undertaken to mitigate the increased impacts of the school. The Planning Department recommendation includes conditions designed to mitigate the impact of the school expansion on surrounding property owners, on neighborhood traffic and general neighborhood appearance. (see attached staff report dated September 28, 1982)

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

AGENDA
ITEM

R-8-D

DATE

10-20-82

The Planning Department recommended approval of the conditional use to allow expansion of the Lehrman Day School subject to four conditions, which are shown in the staff report.

PLANNING BOARD RECOMMENDATION

After the close of the public portion of the public hearing on September 28, 1982, the Planning Board approved the following motion by a vote of seven (7) in favor and four (4) absent:

"The Planning Board recommends that the City Commission approve the conditional use request by Temple Emanuel to allow expansion of the Lehrman Day School located at 7727 - 77th Street subject to the following four (4) conditions:

1. The applicant shall submit a revised site plan to the Planning Department for approval.
2. The applicant shall designate an area for loading and unloading most of their school busses on private property such as the paved playground on 77th Street.
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ADMINISTRATION RECOMMENDATION

The Administration recommends approval of the conditional use requested by Temple Emanuel to allow expansion of the Lehrman Day School subject to the conditions recommended by the Planning Board. A public hearing may be scheduled by the City Commission prior to action on this matter, however, one is not specifically required.

RWP/SAY/rg

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

City of Miami Beach

FLORIDA 33119



"VACATIONLAND U. S. A."

PLANNING BOARD

1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

September 29, 1982

Mayor and
City Commissioners
1700 Convention Center Drive
Miami Beach, Florida 33139

SUBJECT: PLANNING BOARD RECOMMENDATION REGARDING CONDITIONAL USE
REQUEST BY TEMPLE EMANUEL TO ADD A THIRD FLOOR TO THE
LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET

Dear Commissioners:

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Sincerely yours,

Handwritten signature of Edward Newman in cursive, with the initials "EN" written below it.

Edward Newman
Chairman

EN/rg

MEMBERS

CHAIRMAN, EDWARD T. NEWMAN

VICE CHAIRMAN, KEITH KOVENS

AARON EUSTER, ARNOLD GOLDMAN, JERROLD GOODMAN, NEISEN O. KASDIN, HARRY MILDNER, DAVID MUHLRAD, ABE RESNICK,
LEON SIRKIN, LEONARD ZILBERT

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH

AGENDA
ITEM

R-8-D-1

DATE

10-20-82

TO: MIAMI BEACH PLANNING BOARD

DATE: SEPTEMBER 28, 1982

FROM: SANFORD A. YOUKILIS
DIRECTOR OF PLANNING

SUBJECT: CONDITIONAL USE REQUEST BY TEMPLE EMANU-EL TO ADD A
THIRD FLOOR TO THE LEHRMAN DAY SCHOOL LOCATED AT 727 -
77TH STREET

NATURE OF REQUEST

The applicant, Temple Emanu-El has applied for conditional use approval for expansion of the Lehrman Day School located in the RM-60 Zoning District. The facility currently contains 14 classrooms located in a two story building and a one story cottage. Expansion will result in an addition of a third floor to the building and demolition of the existing cottage.

ONSITE AND SURROUNDING LAND USES

The site of the conditional use is a day school. South of the Lehrman Day School is a public elementary school. North and east of the Lehrman Day School are apartment buildings. The property directly west of the school is vacant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Miami Beach Comprehensive Plan designates the site of the proposed conditional use as Residential 25-60 units per acre. The property east, west and north of the site is designated Residential 25-60 units per acre. The property south of the site is designated Public/Institutional.

ONSITE AND SURROUNDING ZONING

The subject property is zoned RM-60. The RM-60 zoning district allows apartment buildings, one and two family homes, rooming house, community garages and townhouses as permitted uses. The following may be permitted as conditional uses in the RM-60 zoning district: adult congregate living facilities; beach, commercial; camp, day or boarding; church, synagogue and temple; college; day nursery; educational or philanthropic institutions; museums; marine dockage; municipal building; private club; public and governmental buildings; public parks; public utilities; schools; storage parking lots; temporary uses. The zoning surrounding the subject property is RM-60.

PREVIOUS PLANNING BOARD, CITY COMMISSION AND BOARD OF ADJUSTMENT ACTIONS

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COMMISSION
MEETING

OCT 20 1982

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COMMENTS FROM OTHER AGENCIES

PUBLIC WORKS DEPARTMENT - NOT APPROVED - The location of the garbage room is not shown. Parking area drainage required. Roof drainage and air conditioning condensate waste water drainage to be provided.

CODE ENFORCEMENT DEPARTMENT - The application requires four variances.

POLICE DEPARTMENT - The Police Department forsees no problem.

PLANNING DEPARTMENT ANALYSIS

Expansion of the Lehrman Day School requires conditional use approval as schools are listed as a conditional use in the RM-60 Zoning District.

Expansion of the Lehrman Day School will intensify the use of the site, therefore, steps must be undertaken to mitigate the increased impacts of the school. The Planning Department recommendation includes conditions designed to mitigate the impact of the school expansion on surrounding property owners, on neighborhood traffic and general neighborhood appearance.

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends approval of the conditional use to allow expansion of the Lehrman Day School subject to the following conditions:

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SUBMITTED BY:

Robert Banks
ROBERT BANKS
SENIOR PLANNER

APPROVED BY:

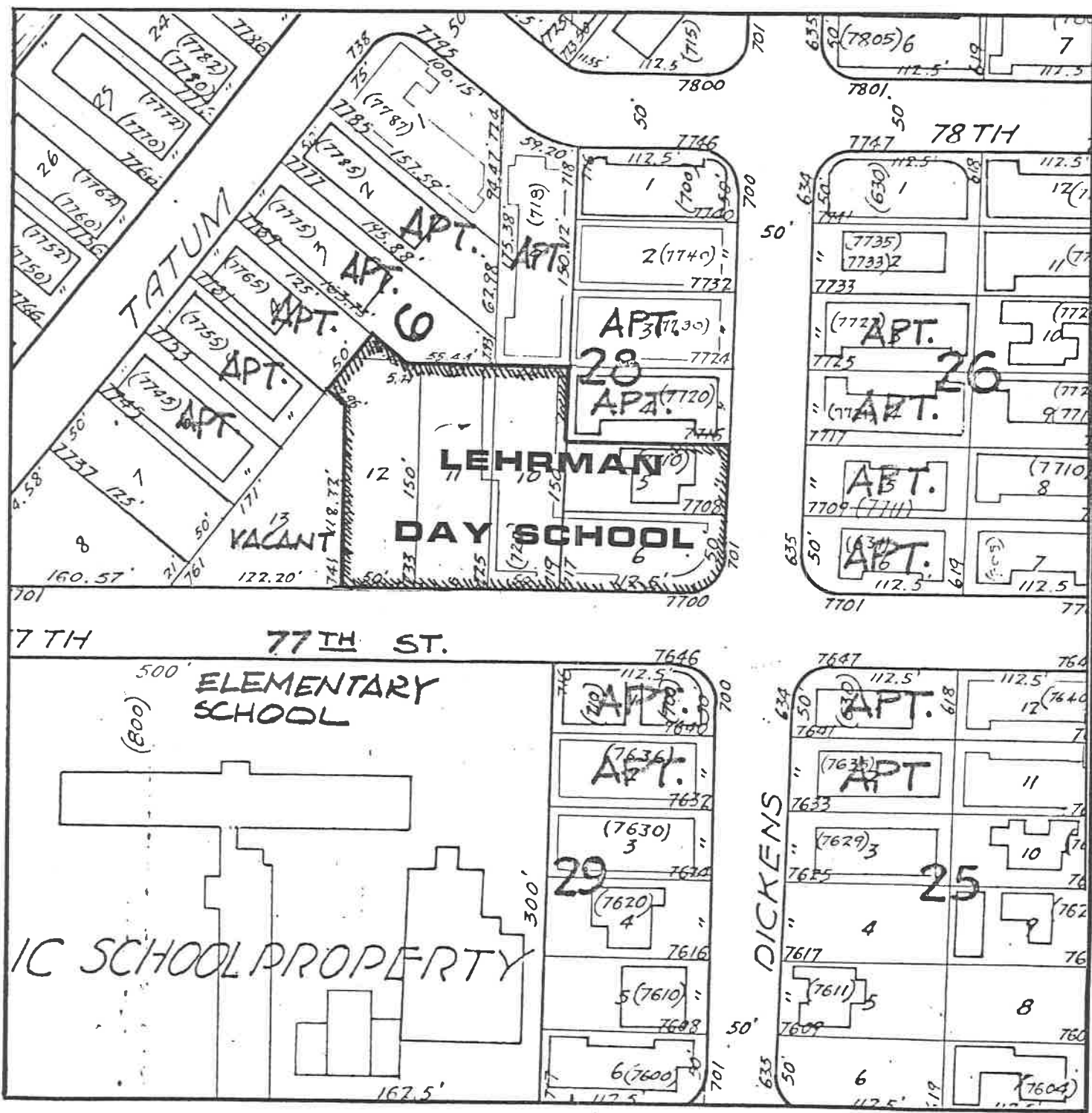
Sanford A. Youkilis
SANFORD A. YOUKILIS
PLANNING DIRECTOR

SAY/RB/rg

COMMISSION
MEETING

OCT 20 1982

CITY OF MIAMI BEACH



Land Use

COMMISSION MEETING

OCT 20 1982

CITY OF MIAMI BEACH

Lehrman Day School
727 77th St.

77th ST.

ELEMENTARY SCHOOL

BASKETBALL COURTS

APTS.

DICKENS AVE.

SHADE TREES- 10'x8'/5' C.T. MIN.

SHRUBS-MIN. 36"x24"/30"O.C.

COMMISSION MEETING

OCT 20 1982