

H. COMMISSION MEMORANDUM NO. 150-85

PLANNING BOARD RECOMMENDATION,
CONDITIONAL USE REQUEST BY TEMPLE
EMANU-EL TO CONSTRUCT A THREE-STORY
ADDITION TO THE LEHRMAN DAY SCHOOL
LOCATED AT 727 77TH STREET.

ADMINISTRATION RECOMMENDATION: THAT THE
CITY COMMISSION APPROVE THE REQUEST AS
RECOMMENDED BY THE PLANNING BOARD.

(PLANNING DEPARTMENT)

MAR 6 1985

Commission approved recommendation of Planning Board, as concurred in by the Administration, that request to construct 32,000 sq. ft. addition (including 9 classrooms, gymnasium, auditorium, and multipurpose rooms) be approved with the following stipulations:

1. Planning Department to approve revised site plan (amended to include following items) before building permit issuance.
2. Parking area on Lots 7 and 8 to be redesigned per drawing.
3. Parking to be provided on applicant's Tatum Waterway property, to accommodate additional needs. Planning Department to approve site plan and parking layout (10-11 spaces). Plans for this lot to be included in building permit application. Lot to be joined with balance of applicant's property through Unity of Title, which may be amended to void Unity of Title upon applicant constructing alternate parking lot containing equivalent number of spaces.
4. Applicant to construct 7' CBS wall from intersection of Lots 7 and 13 and continuing on rear property line of Lots 12, 11, and 10 and along east side of Lot 10 to intersection of Lots 3 and 4. A 3½' CBS wall to be constructed on north side of Lot 7.

8 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.

C-7. PLANNING BOARD AGENDA
(FOR INFORMATIONAL PURPOSES ONLY--NO
ACTION NEEDS TO BE TAKEN BY THE CITY
COMMISSION)

7A. COMMISSION MEMORANDUM NO. 116-85
SUBJECTS TO BE CONSIDERED BY THE
PLANNING BOARD AT THE FEBRUARY 26, 1985
MEETING.

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

Following agenda items provided for information
only:

1. Public Hearings:
 - a) 3:00 p.m. - Zoning Ordinance amendment re.
sign regulations for east side of ocean-
front buildings.
 - b) 3:15 p.m. - Southland Corporation Condi-
tional Use request for convenience store
with accessory gasoline service at 300
23rd Street. (also see R-8B, page 13)
 - c) 3:30 p.m. - Lehrman Day School Conditional
Use request to construct addition (gymna-
sium, classroom, auditorium, and multipur-
pose room).
2. New Business:
 - a) Design Review Board - conflict of interest
issue.
 - b) Dade County Biscayne Bay Shoreline Ordi-
nance. (also see R-3A, page 9)
3. Request for Public Hearings -
Administration's request for Zoning Ordinance
amendment re. prohibiting or limiting "pri-
vate clubs".
4. Old Business
 - a) Lincoln Road - Subcommittee report.
 - b) Code Enforcement Program - Beachfront Park
to Oceanfront Bulkhead line.
 - c) 1600 Alton Road
 - d) PAL proposal to locate Bicycle Moto-Cross
 - 1) Flamingo Park
 - 2) North Shore Open Space Park Expansion
area
 - e) Proposed Design Review area: 76th - 79th
Street from Collins Avenue to Harding
Court.
 - f) Upper Collins Avenue/Ocean Terrace Zoning
and Design Plan.
5. Election of Officers. FEB 20 1985

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. 15085

DATE: MARCH 6, 1985

TO: Mayor Malcolm H. Fromberg and
Members of the City Commission

FROM: Rob W. Parkins
City Manager

SUBJECT: **PLANNING BOARD RECOMMENDATION: CONDITIONAL USE REQUEST
BY TEMPLE EMANU-EL TO CONSTRUCT A THREE-STORY ADDITION
TO THE LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET**

REQUEST

The applicant, Temple Emanu-el, has applied for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

PLANNING DEPARTMENT ANALYSIS

As part of the previous Conditional Use review, the Planning Department and the applicant have been concerned with providing sufficient parking to adequately meet the needs of the school. Based upon our current Zoning Ordinance standards, we have determined that approximately sixty (60) spaces would be required to meet this demand. The applicant has provided twenty-one (21) off-street spaces (10 spaces on Dickens Avenue and 11 spaces on Tatum Waterway Drive). In order to address the resulting difference, the Department recommends that the applicant place additional parking on their lot - Lot 32, Block 1, Tatum Waterway Subdivision - which is adjacent to the bridge along the canal. Based upon the attached conceptual drawing, it is established that an additional 10-11 spaces can be accommodated. It is recognized that a parking lot on the canal is not the highest or most aesthetic use of the property, but with proper landscaping this problem would be somewhat mitigated. To accommodate and supplement the above parking, the north side of 77th Street should be metered, which will encourage teachers and other support staff to use the off-street lots leaving the metered spaces to accommodate visitors to the school. These two additional parking areas, combined with the planned 21 spaces, should provide sufficient parking for the day to day needs of the facility, but not on those occurrences when special events are planned in the gymnasium or auditorium; a situation that does not merit serious concern in relation to the benefit to the community that results from allowing the school to expand in relation to its needs.

PLANNING BOARD ACTION

On February 26, 1985, the Planning Board held a public hearing to consider the request. Following the hearing, the Board unanimously recommended that the City Commission approve the request with the following stipulations:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on Lots 7 and 8, shall be redesigned based upon the attached conceptual drawing.

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3. Parking shall be provided to accommodate the additional parking needs on the applicant's Tatum Waterway property (Lot 32, Block 1, Tatum Waterway Subdivision as recorded in Book 46, Page 2 of the Dade County records). The Planning Department shall approve a site plan and parking layout (estimated 10 to 11 spaces) for this property. Plans for this lot shall be included within the building permit application. The lot shall be joined with the balance of the applicant's property through a Unity of Title. This instrument may be amended to void the Unity of Title upon the applicant constructing an alternate parking lot containing an equivalent amount of spaces.
4. Applicant shall construct a seven (7) foot CBS wall starting at the intersection of Lot 7 and 13 and continuing on the rear property line of Lots 12-11-10 and along the east side of Lot 10 to the intersection of Lots 3 and 4. A three and one-half foot (3½') foot CBS wall shall be constructed on the north side of Lot 7.

ADMINISTRATION RECOMMENDATION

The Administration recommends the City Commission approve the request as recommended by the Planning Board.

RWP/JK/nkm/bss

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CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING
JUD KURLANCHEEK
DIRECTOR

CITY HALL
1700 CONVENTION CENTER DRIV
TELEPHONE: 873-7550

March 6, 1985

Mayor Malcolm H. Fromberg and
Members of the City Commission
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor and Commissioners:

On February 26, 1985, the Planning Board held a public hearing to consider Temple Emanu-el's request for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

Following the hearing, the Board unanimously recommended that the City Commission approve the request with the following stipulations:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on Lots 7 and 8, shall be redesigned based upon the attached conceptual drawing.
3. Parking shall be provided to accommodate the additional parking needs on the applicant's Tatum Waterway property (Lot 32, Block 1, Tatum Waterway Subdivision as recorded in Book 46, Page 2 of the Dade County records). The Planning Department shall approve a site plan and parking layout (estimated 10 to 11 spaces) for this property. Plans for this lot shall be included within the building permit application. The lot shall be joined with the balance of the applicant's property through a Unity of Title. This instrument may be amended to void the Unity of Title upon the applicant constructing an alternate parking lot containing an equivalent amount of spaces.
4. Applicant shall construct a seven (7) foot CBS wall starting at the intersection of Lot 7 and 13 and continuing on the rear property line of Lots 12-11-10 and along the east side of Lot 10 to the intersection of Lots 3 and 4. A three and one-half foot (3½') foot CBS wall shall be constructed on the north side of Lot 7.

Sincerely,

Keith Kovens, Chair
Miami Beach Planning Board

KK/bss

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CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7560

TO: PLANNING BOARD MEMBERS

FEBRUARY 26, 1985

FROM: JUD KURLANCHEEK 
PLANNING DIRECTOR

SUBJECT: **CONDITIONAL USE REQUEST BY TEMPLE EMANU-EL TO CONSTRUCT
A THREE-STORY ADDITION TO THE LEHRMAN DAY SCHOOL
LOCATED AT 727 - 77TH STREET**

REQUEST

The applicant, Temple Emanu-el, has applied for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

BACKGROUND

In September of 1982, the applicant received Conditional Use approval to add a new floor to the main Lehrman Day School building. Previous to this application, expansion of the school was reviewed and approved by the Zoning Board of Adjustment, Planning Board, and on October 20, 1982 the project received City Commission approval with the following conditions:

1. Site Plan to provide ten (10) required parking spaces with access from Dickens Avenue (9 parking spaces were grandfathered).
2. Site Plan to provide an area located on private property for the loading and unloading of most of the school buses.
3. Site Plan to indicate a drop-off lane to be located on private property adjacent to 77th Street.
4. Letter from adjoining property owner to the north indicating agreement on location of access driveway.
5. Provide landscape plan resulting in appropriate buffering of the use with adjoining properties.

On June 28, 1983, the Planning Board approved a request to amend their previously approved site plan in order to allow placement of a modular building. The approval was contingent upon the below 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.

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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 (5) conditions recommended by the Planning Board and approved by the City Commission are also appended to the approval of the minor amendment.
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 and shall be considered as requirements of obtaining a building permit and Certificate of Occupancy or Certificate of Completion.

On April 26, 1984, the Planning Board approved the following recommendations as part of the applicant's request for an extension of time for the Conditional Use approval:

1. A six (6) month extension to initially start construction.
2. A six (6) month extension to substantially complete construction.
3. The time period for the extension shall commence April 26, 1984, and terminate one (1) year thereafter.
4. The above approvals are contingent upon original stipulations previously agreed to by applicant.

REVIEW BY OTHER DEPARTMENTS

City Attorney - Finds the application is legally sufficient.

Public Works - Applicant to provide proper drainage and to replace curb, gutter, sidewalk, etc. and must provide proper garbage area as per Public Works criteria.

Development Services - Has identified the following variances for the proposed addition:

- a) Front yard setback at the ground, pedestal and tower levels.
- b) Rear yard setback at the ground and pedestal levels.*
- c) Rear yard setback at tower level; however, the architect has indicated his desire to relocate a staircase to meet the required setback.
- d) A parking variance of 30 spaces for the additional classrooms, including the music, art and computer departments, and for the auditorium and lecture rooms based on the total occupancy.

CONDITIONAL USE REVIEW GUIDELINES

Section 7-1, C of the Zoning Ordinance lists the following review guidelines which are used to evaluate Conditional Use applications.

REVIEW GUIDELINES

1. The application is consistent with the Comprehensive Plan.

FINDINGS

Consistent - The Plan designates the property for Institutional Use.

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|---|---|
| 2. Structures and uses associated with the request are consistent with this Ordinance. | <u>Inconsistent</u> - The Development Services Department has identified four variances associated with the proposed addition. The Board of Adjustment will consider the variance requests on March 1, 1985. |
| 3. The public health, safety, morals and general welfare will not be adversely affected. | <u>Consistent</u> - The general welfare of the community will be enhanced through the expansion of the school. The additional classrooms, auditorium and gymnasium will enable the school to improve its overall academic standing and attract families to the City. Presently, traffic in and out of site and the stacking of automobiles by the entrance to the school creates congestion along 77th Street. The proposed parking and bus loading/unloading areas will improve the situation; however, it will not be eliminated. |
| 4. That adequate off-street parking facilities will be provided. | <u>Inconsistent</u> - The applicant has provided a total of 21 off-street parking spaces. Based upon the existing zoning standards for 28 classrooms with 314 seats (students) in the auditorium, day care, offices, and other accessory uses, a total of 60 spaces would be required. The applicant has provided 21 (10 spaces on Dickens Avenue and 11 on Tatum) off-street spaces. As the existing 3 story building was built prior to the establishment of parking requirement, 9 spaces are grandfathered in. A request to waive 30 spaces for the addition is presently before the Board of Adjustment. Since the school does not have students of driving age, there is no need to have parking spaces for this group. |
| 5. That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values. | <u>Consistent</u> - With the exception of the parking issue addressed in #3, the school will have a positive impact on neighborhood property values and quality of life in the community. |

The Department finds there is a shortage of parking for the school. As such, it is recommended that additional off-street and on-street parking be increased. This could be accomplished by utilizing the applicant's vacant lot on Tatum Waterway Drive for the off-street spaces and by the City placing meters on the north side of 77th Street. These two actions will result in an additional 21 spaces. The Department is cognizant of the visual problems of creating a parking lot on the waterway; however, with the proper landscaping this can be overcome.

PLANNING DEPARTMENT ANALYSIS

- Zoning: The project is located in a RM-60 Multiple-Family Medium Density Residential District which specifically lists schools as a Conditional Use. Approval to construct the new three (3) floor addition to the existing school requires consideration by the Planning Board and the City Commission. The applicant has previously obtained approval for the addition of a third floor on the existing building and a ten (10) space parking lot fronting on Dickens Avenue.

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2. Comprehensive Plan: The Future Land Use Element of the Comprehensive Plan designates the site as residential 25-60 units per acre.

3. Land Use: The site of the Conditional Use is a day school. South of the Lehrman Day School is a public elementary school. The remaining land uses surrounding the property are mostly apartment buildings.

4. Site Plan: The Plans indicate that the proposed three-story addition will be located adjacent to the west of the existing building. The area is currently the site of the temporary modular building and basketball court. On the western end of the site the Plans show a parking lot containing eleven (11) automobile spaces, four (4) school bus spaces and two (2) school van spaces. The new addition will house a gymnasium with shower and locker facility, six classrooms, a multi-purpose room, a music room, art studio and computer department, staff work areas on the second and third floor and an auditorium with a capacity of 314 seats.

5. Parking: The applicant has provided a total of 21 off-street parking spaces, ten (10) spaces on the northeast end of the property fronting Dickens Avenue (as part of the previous approval) and eleven (11) spaces on the west end of the property with the entrance on Tatum Waterway Drive and exiting out to 77th Street. On-street parking in the surrounding area is prohibited along both sides of 77th Street and the south half of both sides of Dickens Avenue.

6. Traffic Circulation: Vehicular access into the west parking lot occurs from Tatum Waterway Drive. The turning radius will only allow for small bus or van type vehicles. The 40 foot bus stall shall either be designated for two (2) vans or re-stripped as a 35 foot parking stall with at least a 35 foot backing up area. Students exiting from the buses will cross the lot on walkways that lead to 77th Street. Parents dropping children off will enter the lot on Tatum Waterway Drive and continue to the exit on 77th Street and let the children off at this point. This creates a potential hazard to children who have arrived by bus as they must cross the exit on 77th Street to reach the main entrance.

In the past parents drove up to the main entrance on 77th Street to drop the children off. However, this created the stacking of automobiles on 77th Street and around to Dickens Avenue. This problem along with the public elementary school buses parking on the south side of 77th Street and the Metro Bus Stop at the northeast corner of 77th Street and Dickens Avenue create severe congestion around the site.

7. Landscape: The Planning Department has reviewed the proposed Landscape Plan and recommends that the applicant shall provide additional trees along the north west property line abutting the apartment buildings and shall provide additional shade trees along Tatum Waterway Drive and 77th Street.

PLANNING DEPARTMENT RECOMMENDATION

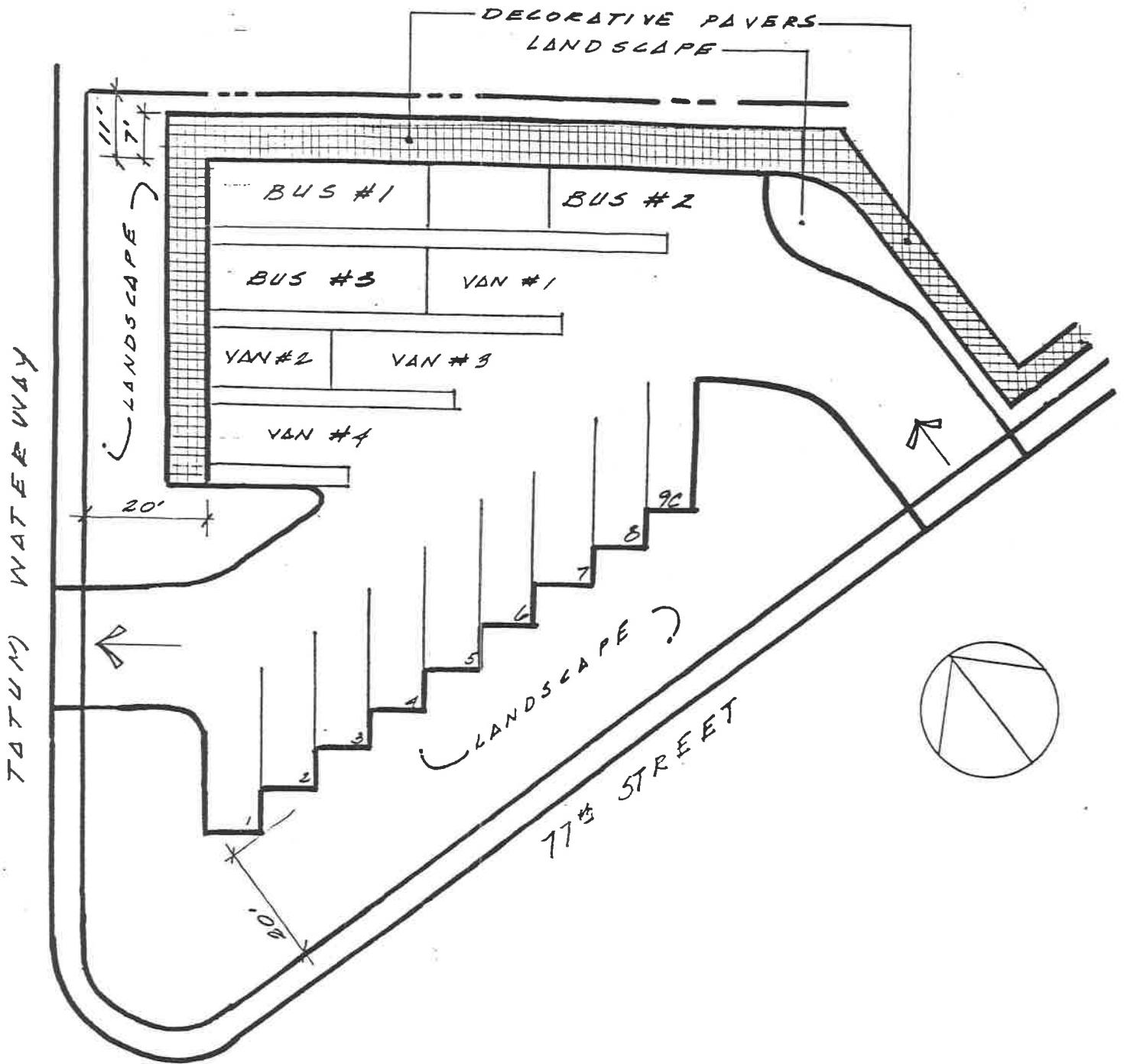
The Planning Department recommends the Planning Board approve the Conditional Use request to construct a three-story addition to the Lehrman Day School subject to the following conditions:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on lots 7-8, shall be redesigned based upon the attached conceptual drawing.
3. Parking shall be provided to accommodate the additional parking needs on the applicant's Tatum Waterway property (Lot 32 Block 1, Tatum Waterway Subdivision as recorded in Book 46, Page 2 of the Dade County records). The Planning Department shall approve a site plan and parking layout (estimated ten (10) to eleven (11) spaces) for this property. Plans for this lot shall be included within the building permit application. The lot shall be joined with the balance of the applicant's property through a Unity of Title. This instrument may be amended to void the Unity of Title upon the applicant constructing an alternate parking lot containing an equivalent amount of spaces.
4. Applicant shall construct a seven (7) foot CBS wall starting at the intersection of lot 7 and 13 and continuing on the rear property line of lots 12-11-10 and along the east side of lot 10 to the intersection of lot 5. A three and one-half (3 1/2) foot CBS wall shall be constructed on the north side of lot 7.

JK:nkm:mh

CITY OF MIAMI
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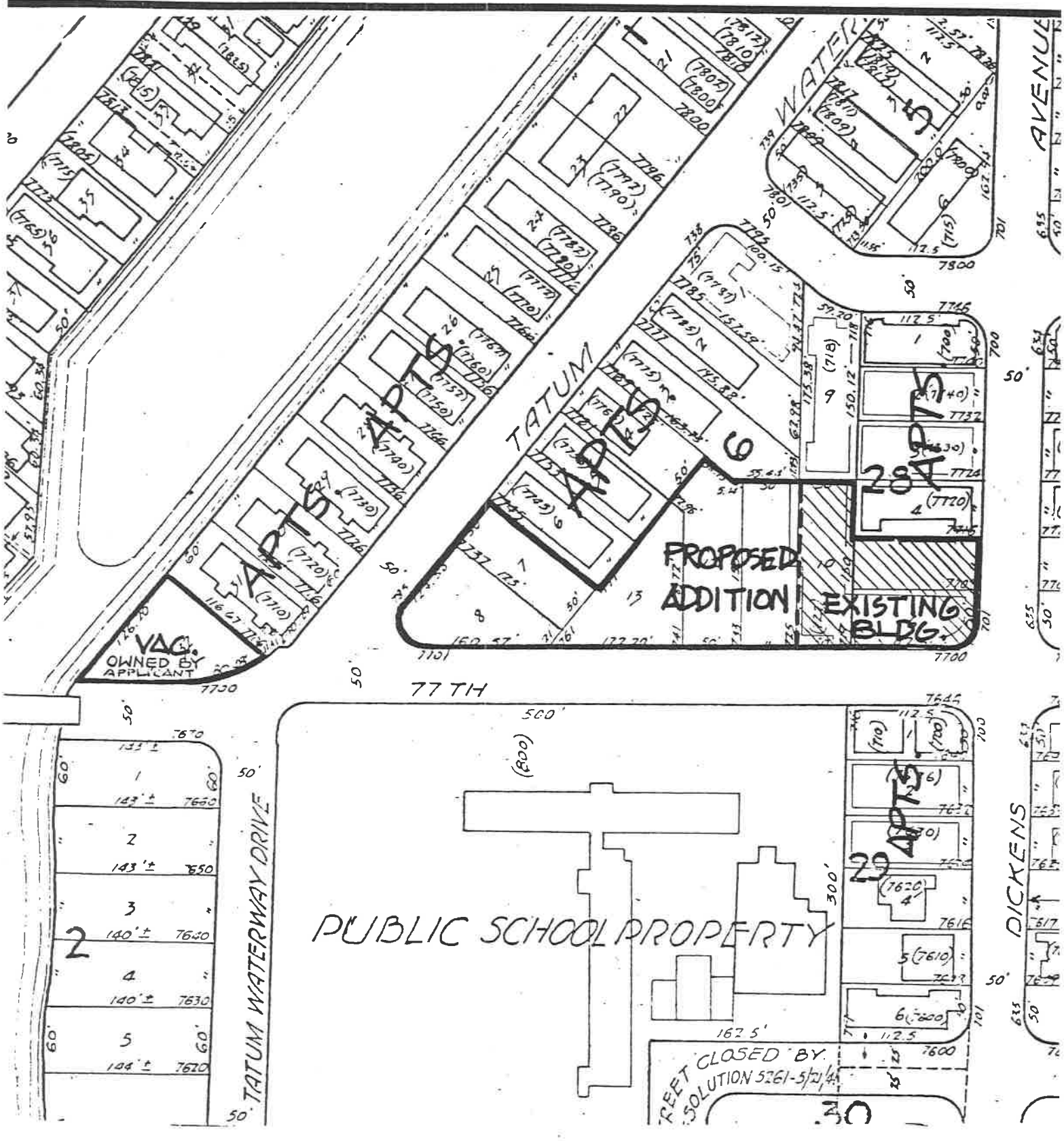


LEHRMAN DAY SCHOOL
 PARKING LOT - LOTS 7 and 8
 CONCEPTUAL DESIGN
 DEPARTMENT OF PLANNING

COMMISSION
 MEETING

MAR 6 1983

CITY OF MIAMI BEACH



COMMISSION MEETING

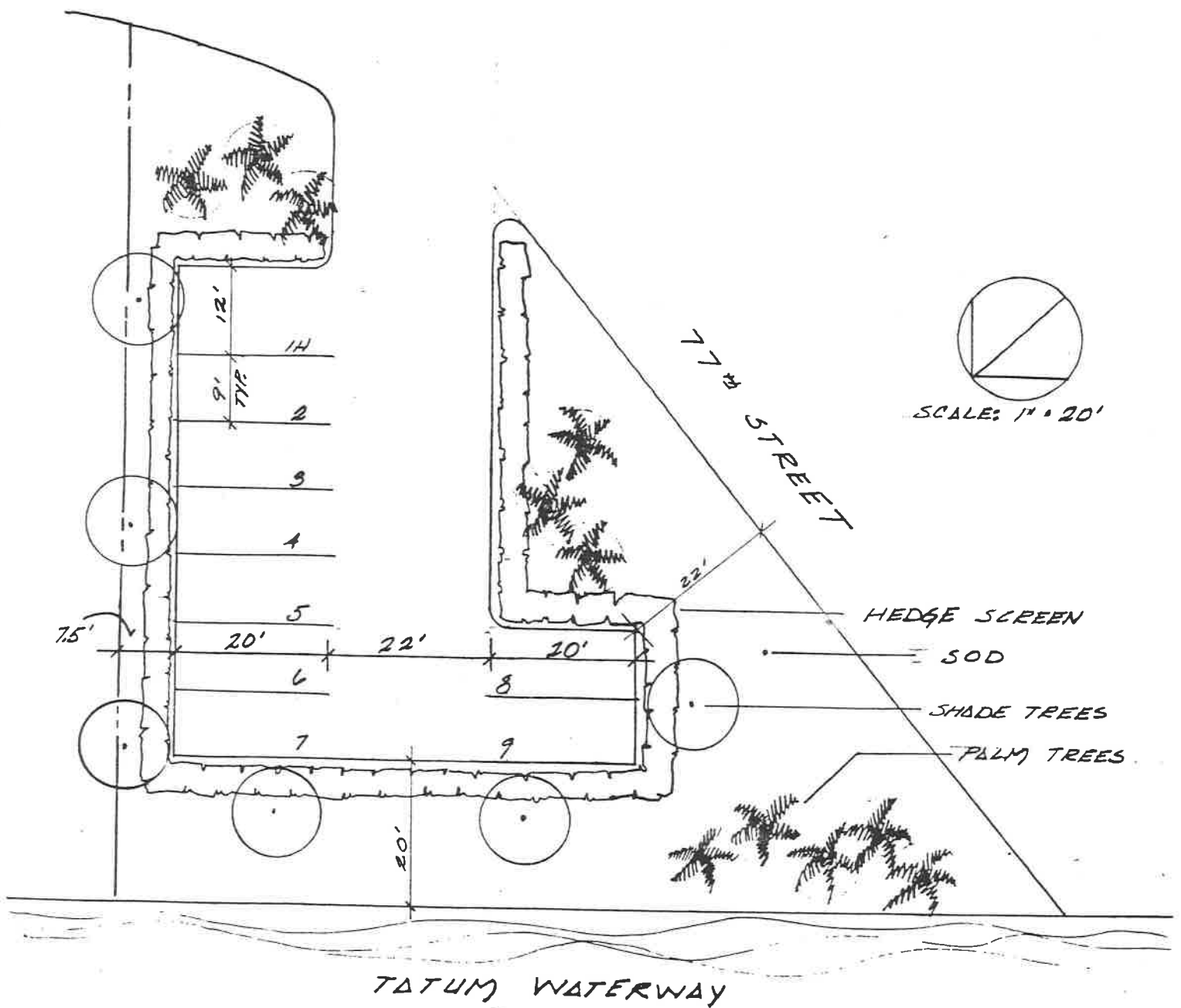
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CITY OF MIAMI BEACH

LEHRMAN DAY SCHOOL
727 77th St.

PLANNING DEPARTMENTS CONCEPTUAL DESIGN

LOT 32 BLOCK 1



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CITY OF MIAMI BEACH

POLICE DEPARTMENT
MIAMI BEACH, FLORIDA

TO: Assistant Chief Guasto

DATE: 26 February 1985

FROM: Sergeant Garth Hamman

SUBJECT: 727-77th Street

Sir:

On 25 February 1985 I met with Jorge Gomez, City of Miami Beach Planning Department to discuss the project at 727-77th Street (Lehrman Day School).

In reviewing the proposed plans for the project, it was recommended that two changes be made to the plans. With the exception of the two proposed changes, I do not envision any problems that might be forthcoming from the project regarding parking, pedestrian safety or traffic congestion.

CHANGE #1

The proposal calls for the building of a parking lot on the northeast corner of 77th Street and Tatum Waterway. The lot would have designated faculty spaces on one side and bus and van loading/parking on the other side (closest to 77th Street). The problem with this design is that the children, after exiting the buses, would all have to cross the driveway exit. By placing the bus parking on the opposite side of the lot, the children could walk adjacent to the parking to the school without interfering with vehicular traffic.

CHANGE #2

The proposed design calls for traffic to enter the parking lot on Tatum Waterway and exit the lot onto 77th Street. My suggestion was to reverse the traffic flow, with the traffic entering the lot from 77th Street and exiting onto Tatum Waterway, which has much less traffic flow.

Two other items were discussed. In regards to the possibility of allowing on-street parking on 77th Street itself, I suggested that no parking be allowed, as is the present situation. There is also a small lot on 77th Street on the northwest corner of Tatum Waterway adjacent to the bridge onto Biscayne Point that may be made into a parking lot for about eight(8) cars. This would be no problem.

Respectfully submitted,



Sergeant Garth Hamman

GH/sh

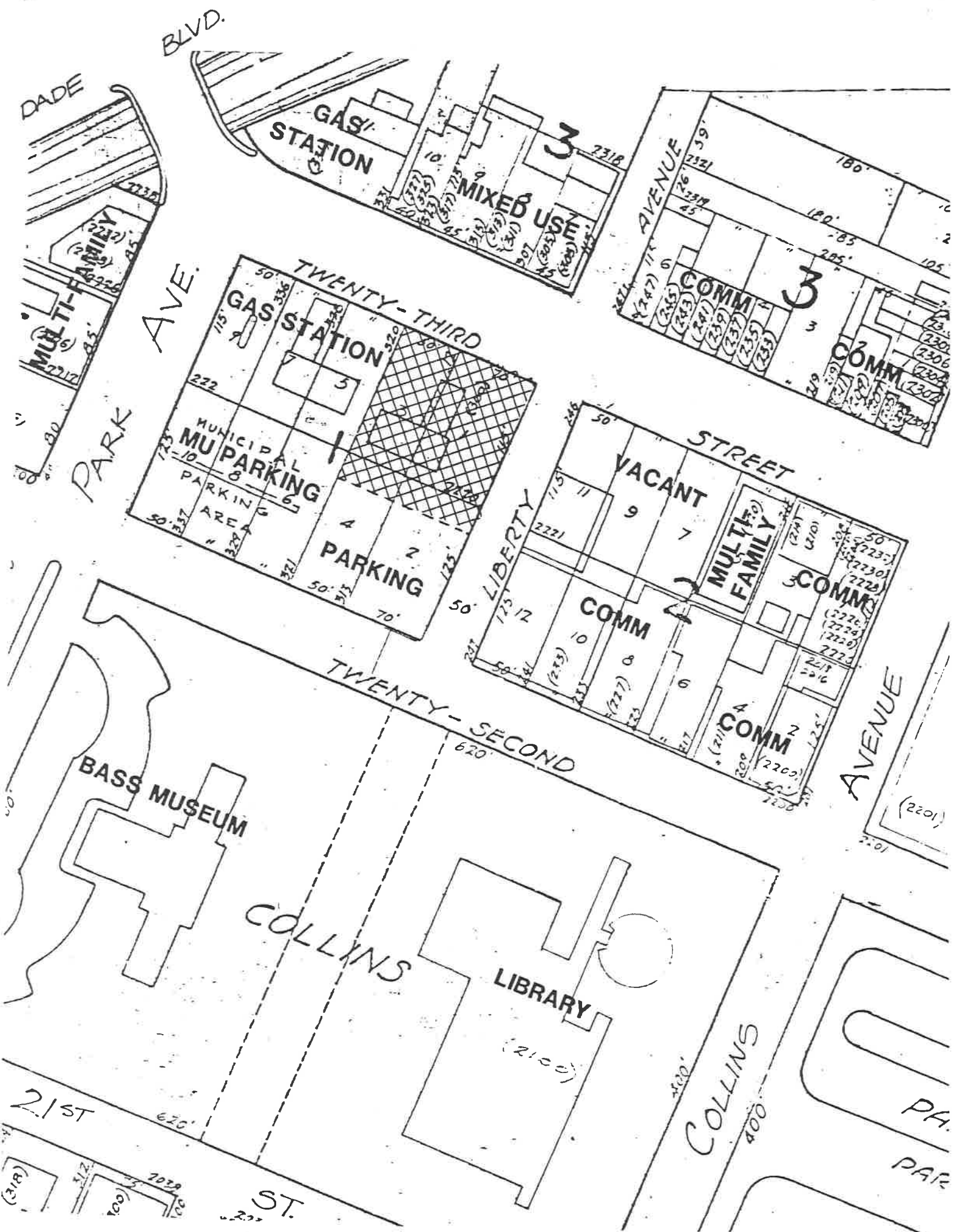
FEB 26 1985

COMMISSION

PLANNING

MAR 6 1985

CITY OF MIAMI BEACH



7-11
300 23rd STREET

LAND USE

COMMISSION MEETING

MAR 6 1985

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. 15085

DATE: MARCH 6, 1985

TO: Mayor Malcolm H. Fromberg and
Members of the City Commission

FROM: Rob W. Parkins
City Manager

SUBJECT: **PLANNING BOARD RECOMMENDATION: CONDITIONAL USE REQUEST
BY TEMPLE EMANU-EL TO CONSTRUCT A THREE-STORY ADDITION
TO THE LEHRMAN DAY SCHOOL LOCATED AT 727 -77TH STREET**

REQUEST

The applicant, Temple Emanu-el, has applied for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

PLANNING DEPARTMENT ANALYSIS

As part of the previous Conditional Use review, the Planning Department and the applicant have been concerned with providing sufficient parking to adequately meet the needs of the school. Based upon our current Zoning Ordinance standards, we have determined that approximately sixty (60) spaces would be required to meet this demand. The applicant has provided twenty-one (21) off-street spaces (10 spaces on Dickens Avenue and 11 spaces on Tatum Waterway Drive). In order to address the resulting difference, the Department recommends that the applicant place additional parking on their lot - Lot 32, Block 1, Tatum Waterway Subdivision - which is adjacent to the bridge along the canal. Based upon the attached conceptual drawing, it is established that an additional 10-11 spaces can be accommodated. It is recognized that a parking lot on the canal is not the highest or most aesthetic use of the property, but with proper landscaping this problem would be somewhat mitigated. To accommodate and supplement the above parking, the north side of 77th Street should be metered, which will encourage teachers and other support staff to use the off-street lots leaving the metered spaces to accommodate visitors to the school. These two additional parking areas, combined with the planned 21 spaces, should provide sufficient parking for the day to day needs of the facility, but not on those occurrences when special events are planned in the gymnasium or auditorium; a situation that does not merit serious concern in relation to the benefit to the community that results from allowing the school to expand in relation to its needs.

PLANNING BOARD ACTION

On February 26, 1985, the Planning Board held a public hearing to consider the request. Following the hearing, the Board unanimously recommended that the City Commission approve the request with the following stipulations:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on Lots 7 and 8, shall be redesigned based upon the attached conceptual drawing.

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AGENDA
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ADMINISTRATION RECOMMENDATION

The Administration recommends the City Commission approve the request as recommended by the Planning Board.

RWP/JK/nkm/bss

COMMISSION
MEETING

MAR 6 1985

CITY OF MIAMI BEACH

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CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING
JUD KURLANCHEEK
DIRECTOR

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

March 6, 1985

Mayor Malcolm H. Fromberg and
Members of the City Commission
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor and Commissioners:

On February 26, 1985, the Planning Board held a public hearing to consider Temple Emanu-el's request for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

Following the hearing, the Board unanimously recommended that the City Commission approve the request with the following stipulations:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on Lots 7 and 8, shall be redesigned based upon the attached conceptual drawing.
3. Parking shall be provided to accommodate the additional parking needs on the applicant's Tatum Waterway property (Lot 32, Block 1, Tatum Waterway Subdivision as recorded in Book 46, Page 2 of the Dade County records). The Planning Department shall approve a site plan and parking layout (estimated 10 to 11 spaces) for this property. Plans for this lot shall be included within the building permit application. The lot shall be joined with the balance of the applicant's property through a Unity of Title. This instrument may be amended to void the Unity of Title upon the applicant constructing an alternate parking lot containing an equivalent amount of spaces.
4. Applicant shall construct a seven (7) foot CBS wall starting at the intersection of Lot 7 and 13 and continuing on the rear property line of Lots 12-11-10 and along the east side of Lot 10 to the intersection of Lots 3 and 4. A three and one-half foot (3½') foot CBS wall shall be constructed on the north side of Lot 7.

Sincerely,

Keith Kovens

Keith Kovens, Chair
Miami Beach Planning Board

KK/bss

COMMISSION
MEETING

MAR 6 1985

CITY OF MIAMI BEACH

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CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

TO: PLANNING BOARD MEMBERS

FEBRUARY 26, 1985

FROM: JUD KURLANCHEEK 
PLANNING DIRECTOR

SUBJECT: CONDITIONAL USE REQUEST BY TEMPLE EMANU-EL TO CONSTRUCT
A THREE-STORY ADDITION TO THE LEHRMAN DAY SCHOOL
LOCATED AT 727 - 77TH STREET

REQUEST

The applicant, Temple Emanu-el, has applied for Conditional Use approval to construct a three-story addition containing 32,000 square feet to the existing Lehrman Day School facility. The addition includes nine (9) classrooms, a gymnasium, auditorium and multi-purpose rooms. When completed the entire school facility will have approximately 64,000 square feet containing 28 classrooms, a gymnasium, auditorium, offices, and other support facilities.

BACKGROUND

In September of 1982, the applicant received Conditional Use approval to add a new floor to the main Lehrman Day School building. Previous to this application, expansion of the school was reviewed and approved by the Zoning Board of Adjustment, Planning Board, and on October 20, 1982 the project received City Commission approval with the following conditions:

1. Site Plan to provide ten (10) required parking spaces with access from Dickens Avenue (9 parking spaces were grandfathered).
2. Site Plan to provide an area located on private property for the loading and unloading of most of the school buses.
3. Site Plan to indicate a drop-off lane to be located on private property adjacent to 77th Street.
4. Letter from adjoining property owner to the north indicating agreement on location of access driveway.
5. Provide landscape plan resulting in appropriate buffering of the use with adjoining properties.

On June 28, 1983, the Planning Board approved a request to amend their previously approved site plan in order to allow placement of a modular building. The approval was contingent upon the below 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.

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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 (5) conditions recommended by the Planning Board and approved by the City Commission are also appended to the approval of the minor amendment.
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 and shall be considered as requirements of obtaining a building permit and Certificate of Occupancy or Certificate of Completion.

On April 26, 1984, the Planning Board approved the following recommendations as part of the applicant's request for an extension of time for the Conditional Use approval:

1. A six (6) month extension to initially start construction.
2. A six (6) month extension to substantially complete construction.
3. The time period for the extension shall commence April 26, 1984, and terminate one (1) year thereafter.
4. The above approvals are contingent upon original stipulations previously agreed to by applicant.

REVIEW BY OTHER DEPARTMENTS

City Attorney - Finds the application is legally sufficient.

Public Works - Applicant to provide proper drainage and to replace curb, gutter, sidewalk, etc. and must provide proper garbage area as per Public Works criteria.

Development Services - Has identified the following variances for the proposed addition:

- a) Front yard setback at the ground, pedestal and tower levels.
- b) Rear yard setback at the ground and pedestal levels.
- c) Rear yard setback at tower level; however, the architect has indicated his desire to relocate a staircase to meet the required setback.
- d) A parking variance of 30 spaces for the additional classrooms, including the music, art and computer departments, and for the auditorium and lecture rooms based on the total occupancy.

CONDITIONAL USE REVIEW GUIDELINES

Section 7-1, C of the Zoning Ordinance lists the following review guidelines which are used to evaluate Conditional Use applications.

REVIEW GUIDELINES

1. The application is consistent with the Comprehensive Plan.

FINDINGS

Consistent - The Plan designates the property for Institutional Use.

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2. Structures and uses associated with the request are consistent with this Ordinance.

Inconsistent - The Development Services Department has identified four variances associated with the proposed addition. The Board of Adjustment will consider the variance requests on March 1, 1985.

3. The public health, safety, morals and general welfare will not be adversely affected.

Consistent - The general welfare of the community will be enhanced through the expansion of the school. The additional classrooms, auditorium and gymnasium will enable the school to improve its overall academic standing and attract families to the City. Presently, traffic in and out of site and the stacking of automobiles by the entrance to the school creates congestion along 77th Street. The proposed parking and bus loading/unloading areas will improve the situation; however, it will not be eliminated.

4. That adequate off-street parking facilities will be provided.

Inconsistent - The applicant has provided a total of 21 off-street parking spaces. Based upon the existing zoning standards for 28 classrooms with 314 seats (students) in the auditorium, day care, offices, and other accessory uses, a total of 60 spaces would be required. The applicant has provided 21 (10 spaces on Dickens Avenue and 11 on Tatum) off-street spaces. As the existing 3 story building was built prior to the establishment of parking requirement, 9 spaces are grandfathered in. A request to waive 30 spaces for the addition is presently before the Board of Adjustment. Since the school does not have students of driving age, there is no need to have parking spaces for this group.

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5. That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Consistent - With the exception of the parking issue addressed in #3, the school will have a positive impact on neighborhood property values and quality of life in the community.

The Department finds there is a shortage of parking for the school. As such, it is recommended that additional off-street and on-street parking be increased. This could be accomplished by utilizing the applicant's vacant lot on Tatum Waterway Drive for the off-street spaces and by the City placing meters on the north side of 77th Street. These two actions will result in an additional 21 spaces. The Department is cognizant of the visual problems of creating a parking lot on the waterway; however, with the proper landscaping this can be overcome.

PLANNING DEPARTMENT ANALYSIS

1. Zoning: The project is located in a RM-60 Multiple-Family Medium Density Residential District which specifically lists schools as a Conditional Use. Approval to construct the new three (3) floor addition to the existing school requires consideration by the Planning Board and the City Commission. The applicant has previously obtained approval for the addition of a third floor on the existing building and a ten (10) space parking lot fronting on Dickens Avenue.

2. Comprehensive Plan: The Future Land Use Element of the Comprehensive Plan designates the site as residential 25-60 units per acre.

3. Land Use: The site of the Conditional Use is a day school. South of the Lehrman Day School is a public elementary school. The remaining land uses surrounding the property are mostly apartment buildings.

4. Site Plan: The Plans indicate that the proposed three-story addition will be located adjacent to the west of the existing building. The area is currently the site of the temporary modular building and basketball court. On the western end of the site the Plans show a parking lot containing eleven (11) automobile spaces, four (4) school bus spaces and two (2) school van spaces. The new addition will house a gymnasium with shower and locker facility, six classrooms, a multi-purpose room, a music room, art studio and computer department, staff work areas on the second and third floor and an auditorium with a capacity of 314 seats.

5. Parking: The applicant has provided a total of 21 off-street parking spaces, ten (10) spaces on the northeast end of the property fronting Dickens Avenue (as part of the previous approval) and eleven (11) spaces on the west end of the property with the entrance on Tatum Waterway Drive and exiting out to 77th Street. On-street parking in the surrounding area is prohibited along both sides of 77th Street and the south half of both sides of Dickens Avenue.

6. Traffic Circulation: Vehicular access into the west parking lot occurs from Tatum Waterway Drive. The turning radius will only allow for small bus or van type vehicles. The 40 foot bus stall shall either be designated for two (2) vans or re-striped as a 35 foot parking stall with at least a 35 foot backing up area. Students exiting from the buses will cross the lot on walkways that lead to 77th Street. Parents dropping children off will enter the lot on Tatum Waterway Drive and continue to the exit on 77th Street and let the children off at this point. This creates a potential hazard to children who have arrived by bus as they must cross the exit on 77th Street to reach the main entrance.

In the past parents drove up to the main entrance on 77th Street to drop the children off. However, this created the stacking of automobiles on 77th Street and around to Dickens Avenue. This problem along with the public elementary school buses parking on the south side of 77th Street and the Metro Bus Stop at the northeast corner of 77th Street and Dickens Avenue create severe congestion around the site.

7. Landscape: The Planning Department has reviewed the proposed Landscape Plan and recommends that the applicant shall provide additional trees along the north west property line abutting the apartment buildings and shall provide additional shade trees along Tatum Waterway Drive and 77th Street.

PLANNING DEPARTMENT RECOMMENDATION

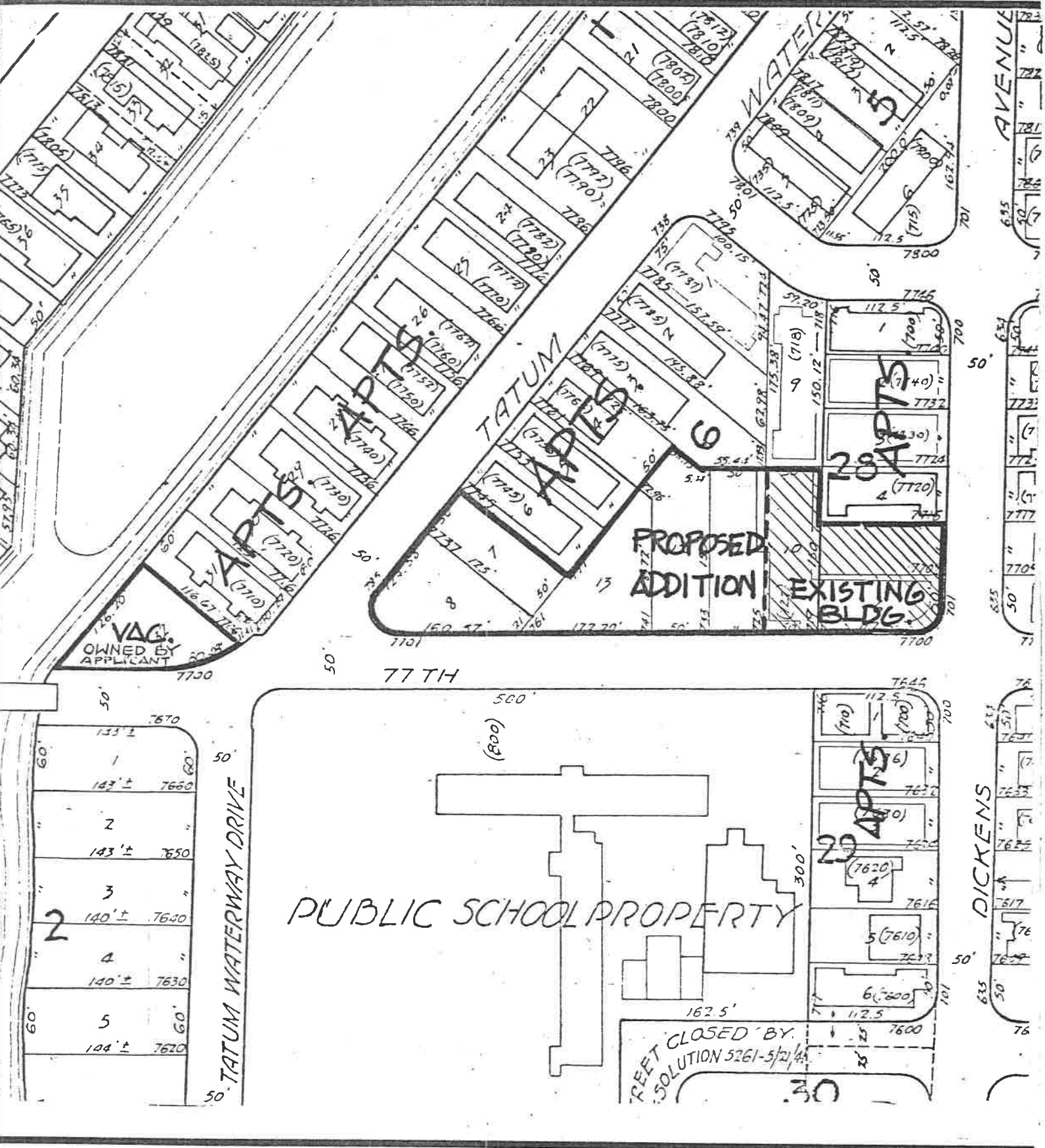
The Planning Department recommends the Planning Board approve the Conditional Use request to construct a three-story addition to the Lehrman Day School subject to the following conditions:

1. The Planning Department shall approve a revised site plan (amended to include below items) prior to the issuance of a building permit.
2. The parking lot, on lots 7-8, shall be redesigned based upon the attached conceptual drawing.
3. Parking shall be provided to accommodate the additional parking needs on the applicant's Tatum Waterway property (Lot 32 Block 1, Tatum Waterway Subdivision as recorded in Book 46, Page 2 of the Dade County records). The Planning Department shall approve a site plan and parking layout (estimated ten (10) to eleven (11) spaces) for this property. Plans for this lot shall be included within the building permit application. The lot shall be joined with the balance of the applicant's property through a Unity of Title. This instrument may be amended to void the Unity of Title upon the applicant constructing an alternate parking lot containing an equivalent amount of spaces.
4. Applicant shall construct a seven (7) foot CBS wall starting at the intersection of lot 7 and 13 and continuing on the rear property line of lots 12-11-10 and along the east side of lot 10 to the intersection of lot 5. A three and one-half (3 1/2) foot CBS wall shall be constructed on the north side of lot 7.

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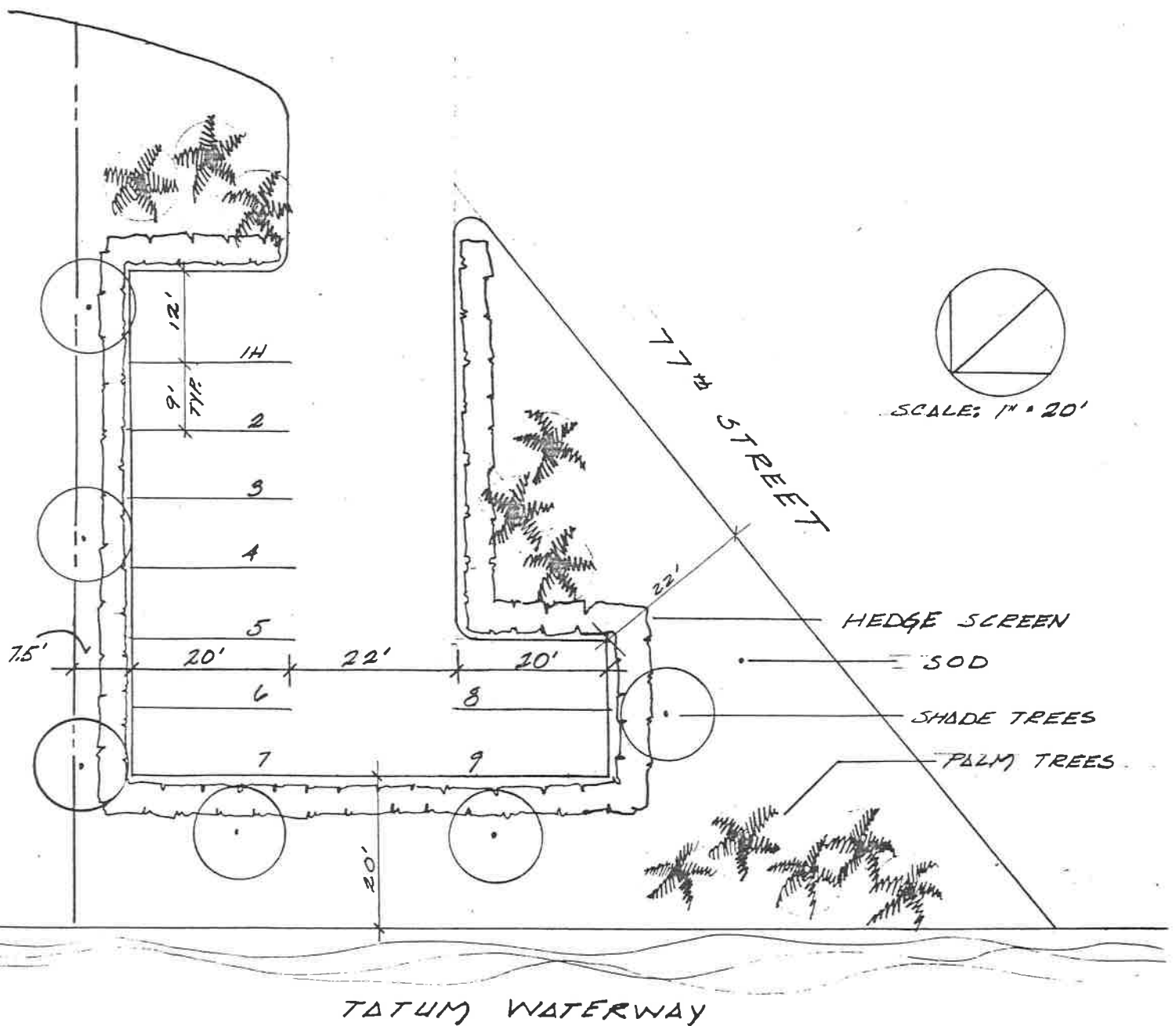


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MAR 6 1985
CITY OF MIAMI BEACH

LEHRMAN DAY SCHOOL
727 77th St.

PLANNING DEPARTMENT'S CONCEPTUAL DESIGN

LOT 32 BLOCK 1



TATUM WATERWAY

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MEETING

MAR 6 1983

CITY OF MIAMI BEACH

POLICE DEPARTMENT
MIAMI BEACH, FLORIDA

TO: Assistant Chief Guasto

DATE: 26 February 1985

FROM: Sergeant Garth Hamman

SUBJECT: 727-77th Street

Sir:

On 25 February 1985 I met with Jorge Gomez, City of Miami Beach Planning Department to discuss the project at 727-77th Street (Lehrman Day School).

In reviewing the proposed plans for the project, it was recommended that two changes be made to the plans. With the exception of the two proposed changes, I do not envision any problems that might be forthcoming from the project regarding parking, pedestrian safety or traffic congestion.

CHANGE #1

The proposal calls for the building of a parking lot on the northeast corner of 77th Street and Tatum Waterway. The lot would have designated faculty spaces on one side and bus and van loading/parking on the other side (closest to 77th Street). The problem with this design is that the children, after exiting the buses, would all have to cross the driveway exit. By placing the bus parking on the opposite side of the lot, the children could walk adjacent to the parking to the school without interfering with vehicular traffic.

CHANGE #2

The proposed design calls for traffic to enter the parking lot on Tatum Waterway and exit the lot onto 77th Street. My suggestion was to reverse the traffic flow, with the traffic entering the lot from 77th Street and exiting onto Tatum Waterway, which has much less traffic flow.

Two other items were discussed. In regards to the possibility of allowing on-street parking on 77th Street itself, I suggested that no parking be allowed, as is the present situation. There is also a small lot on 77th Street on the northwest corner of Tatum Waterway adjacent to the bridge onto Biscayne Point that may be made into a parking lot for about eight(8) cars. This would be no problem.

Respectfully submitted,



Sergeant Garth Hamman

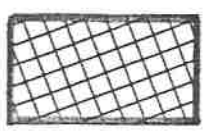
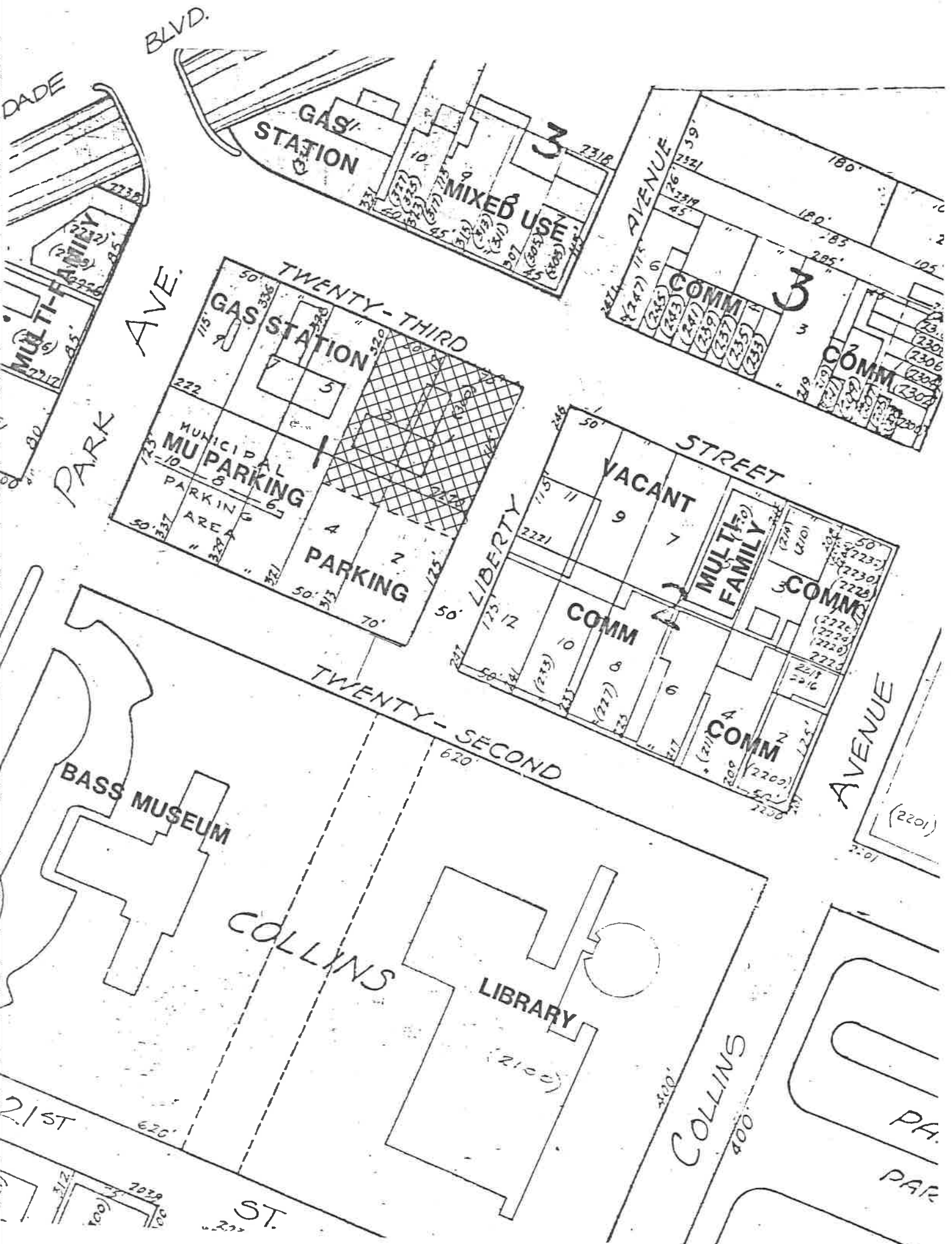
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7-11
300 23rd STREET

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LAND USE

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