

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER PB19-0304		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 245 and 251 Washington Avenue			
FOLIO NUMBER(S) 02-4203-003-1090, 02-4203-003-1080			
Property Owner Information			
PROPERTY OWNER NAME 251 Washington, LLC			
ADDRESS P.O. Box 190778		CITY Miami Beach	STATE FL
BUSINESS PHONE (305) 791 -1702		CELL PHONE	EMAIL ADDRESS 2242street@gmail.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional use approval for a private school.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Carlos Touzet		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 65 NW 24th St #108		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE 305.789.2870	CELL PHONE 786.281.6187	EMAIL ADDRESS carlos@touzetstudio.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 673-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

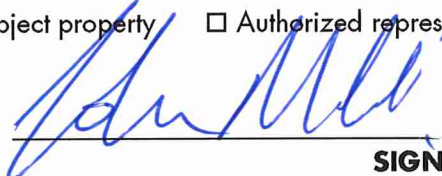
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative


SIGNATURE

John Marshall, Principal

PRINT NAME

01/13/19

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

SIGNATURE**NOTARY PUBLIC**

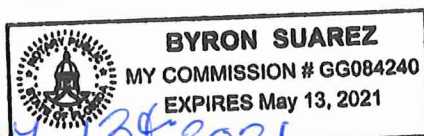
My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami - Dade

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the Principal (print title) of 251 Washington, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this 13 day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

SIGNATURE**NOTARY PUBLIC**My Commission Expires: May 13, 2021**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami - Dade

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin and Emily Balter to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Marshall**PRINT NAME (and Title, if applicable)**[Signature]**SIGNATURE**

Sworn to and subscribed before me this 13 day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: May 13, 2021[Signature]
Byron Suarez**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

251 Washington, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
John Daniel Marshall, Revocable Trust U/A/D	100%
July 3, 2013, as amended	
P.O. Box 190778	
Miami Beach, FL 33119	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

John Daniel Marshall, Revocable Trust U/A/D July 3,
2013. as amended

TRUST NAME

NAME AND ADDRESS	% INTEREST
John Marshall, Trustee and Beneficiary	100%
P.O. Box 190778	
Miami Beach, FL 33119	

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael Larkin and Emily Balter	200 S. Biscayne Blvd., Suite 850	305.374.5300
Carlos Touzet	65 NW 24th St #108, Miami, FL 33127	786.281.6187
Adrian Dabkowski	600 North Pine Island Road, Plantation, FL 33324	954.535.5114

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

Florida

STATE OF _____

Miami - Dade

COUNTY OF _____

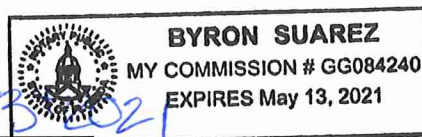
John Marshall, Principal

I, _____, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

John Marshall
SIGNATURE

Sworn to and subscribed before me this 13th day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: May 13, 2021

Byron Suarez
NOTARY PUBLIC

PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION: LOTS 14 AND 15, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@brzoninglaw.com

VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

July 26, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Request for Conditional Use Permit Approval for a Private School
Located at 245-251 Washington Avenue, Miami Beach

Dear Mr. Mooney:

This firm represents 251 Washington, LLC (the "Applicant"), the owner of the property located at 245-251 Washington Avenue (the "Property") in the City of Miami Beach ("City"). Please consider this letter the Applicant's Letter of Intent supporting the request for Conditional Use Permit to allow a private school at the Property (the "Project").

Property Description. The Property is currently an undeveloped, vacant lot located on the east side of the Washington Avenue, and south of 3rd Street. The Miami-Dade County Property Appraiser identifies the Property with two Folio Nos. 02-4203-003-1090 and 02-4203-003-1080. See Exhibit A, Property Appraiser Summary Report. The total lot area is approximately 13,000 square feet (0.29 acres) in size. The two structures previously located on the northern lot were demolished in 1989, and the structure on the southern lot was demolished pursuant to an emergency demolition Order in 2003. See Exhibit B, Historic Resources Report.

The Property is zoned "Medium-High Density Residential Performance Standard" District ("RPS-3"), and is also located within the Ocean Beach Local Historic District. The Applicant has separately submitted a request to the Historic Preservation Board ("HPB") for an after-the-fact Certificate of Appropriateness for demolition of the previous contributing structure on the

southern lot and a request for a Certificate of Appropriateness for design of a temporary new structure for the school.

Applicant Proposal. The Applicant is proposing to develop the vacant lot as a temporary location for a world-class private school for the South of Fifth neighborhood (the "Project"). The Applicant hopes to have the school located at the Property for a temporary period not to exceed three (3) years, to serve as additional classroom and open space for the main school building located at 224 2 Street.

The school will be a modern-take on the classic school house design, with a drastic pitched roof, semi-permanent tent. The Property will have functional dual-frontages off of Washington Avenue on the west and Collins Court on the east. The perimeter of the lot will be lined with a metal and terrazzo, multi-color fence and lush landscaping and shrubbery. The tent structure will be located approximately fifteen (15) feet from the front property line in order to allow sufficient outdoor space and feature a welcoming, clear glass entry way five (5) feet from the property line in compliance with the Land Development Regulations. The entrance area will feature pedestrian gates and bicycle parking on Washington Avenue. The rear setback is approximately forty-seven and a half (47.5) feet from the rear property line, which provides sufficient space for onsite parking, a driveway, as well as additional outdoor space.

The school will be an open floor plan and a mezzanine level of approximately 5,583 square feet, which is well within the permitted Floor Area Ratio ("FAR"). The Applicant will comply with the required open space through payment in lieu, pursuant to Section 142-704(b)(4) of the City's Code of Ordinances ("City Code"). The Project also substantially complies with the City Code permitted height of fifty (50) feet, at approximately thirty-five (35) feet NGVD. Required parking will be satisfied with four (4) off-street parking spaces. The intent is that many of the parents and guardians living in the south of Fifth Street will walk and bike with their children to and from school.

The maximum enrollment capacity projected for the school is forty (40) students. Drop-off and pick-up will occur within the Property off of Collins Court. Drop-off can occur any time after 7:00 AM and before 9:00 AM; and pick-up can occur any time between 1:00 PM and 3:00 PM. These large timeframes will alleviate queuing of vehicles on Washington Avenue or Collins Court. For additional specifics relating to the day-to-day operations of the school, please see attached Exhibit C, Operations Plan.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the City Code as follows:

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

The proposed school is consistent with the Comprehensive Plan, which permits the conditional uses specifically authorized in the land use category R-PS3, such as private schools. The Project is similarly intended to serve the existing residents with a high-level private school in walking distance from their home or work place.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

A school at this site will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan. In fact, the hope for the school is to reduce traffic of the parents and guardians that previously needed to travel further distances to the limited number of schools located north of 5th Street or on Fisher Island. Additionally, this site will serve as additional space for the main school located less than 500 feet away, and due to the inherent temporary nature of the structure, any impacts will be temporary.

According to the Traffic Assessment Plan prepared by Kimley-Horn, the Project will generate on the weekdays twenty-two (22) A.M. peak hour trips and eleven (11) P.M. peak hour trips. Additionally, the queuing analysis found that there is sufficient vehicle storage on the Property to accommodate the expected vehicles during drop off and pick up operations.

(3) Structures and uses associated with the request are consistent with these land development regulations.

The temporary structure and use associate with the Project are consistent with the Land Development Regulations. As mentioned, the Applicant has submitted separate requests to the HPB for design approval of the temporary structure. Ultimately, the Project will be more in-line with the character of the neighborhood, activate vacant land, and complies with the Performance Standard regulations for height and FAR.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

The public health, safety, morals, and general welfare will not be adversely affected with the introduction of a modestly sized, temporary school. In fact, the Project will enhance the public health, safety, morals, and general welfare of the community. The use of the Property is consistent and compatible with the intent of the RPS-3 District, and will provide a needed service for the families that live south of 5th Street with young children. This will provide an additional education opportunities in close proximity.

(5) Adequate off-street parking facilities will be provided.

Adequate off-street parking will be provided. The Project includes four (4) off-street spaces in the rear, accessible off of Collins Court. Additionally, the Project will include at least five (5) bicycle racks for staff and parents. The Applicant chose to invest and use this property as a supplementary location for a private school because of its location south of Fifth Street in close proximity to residences, businesses and City-owned parks. The expectation is that a number of parents and guardians will walk to drop-off and pick-up their children.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Necessary safeguards will be provided for the protection of surrounding properties, persons, and neighborhood values. The Applicant hopes to immediately safeguard the Property will better lighting and fencing. Additionally, the Project has sufficient queuing for drop-off and pick-up, security gates, limited class sizes, and sufficient staffing. The Applicant will continue to implement all necessary tools to mitigate any potential harmful effects.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The proposed use is not surrounded by similar types of uses. The Property's location in the RPS-3 District, is in close proximity to the GU

District to the south, and a variety of residential zoning districts. Currently, there are a number of multi-family apartments and condominiums to the north and east, and a mixed-use hotel and ground floor retail to the south. The performance standards districts are designed to accommodate a range of residential uses, as well as mixed uses that complement and serve the residential uses.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

Yes.

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

Yes.

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

Yes.

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

Resilient landscaping will be provided.

(5) 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.

Yes.

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

Yes.

(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

Where feasible, mechanical and electrical systems will be located above base flood elevation.

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

There are no existing buildings on the Property.

(9) 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 of 54 of the City Code.

Yes, when habitable space is located below base flood elevation, wet or dry flood proofing systems will be provided.

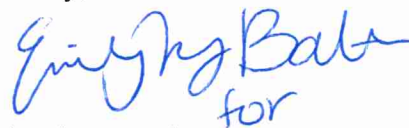
(10) Where feasible and appropriate, water retention systems shall be provided.

Yes.

Conclusion. The granting of the requested the Conditional Use Permit will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare. Conditional Use Permit approval will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community with a private school.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



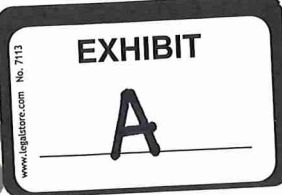
Michael W. Larkin

Enclosures

cc: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER



Summary Report

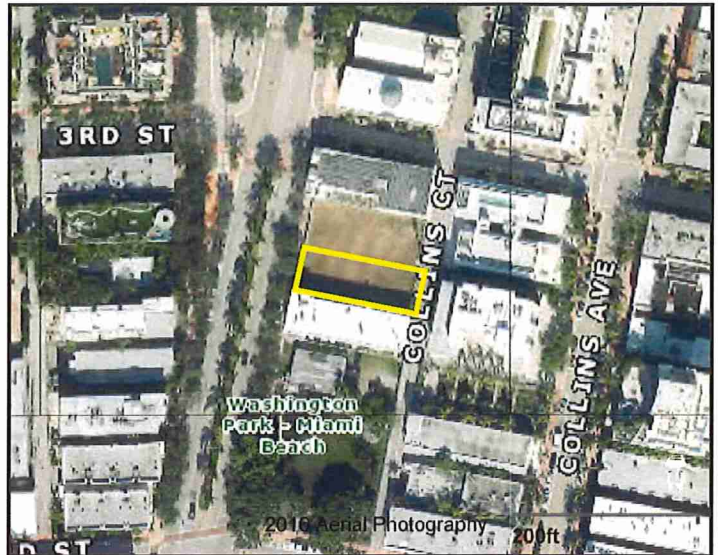
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Property Information	
Folio:	02-4203-003-1080
Property Address:	
Owner	SOUTH5 LLC C/O FEILDSTONE
Mailing Address	200 S BISCAYNE BLVD 3600 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOT 14 BLK 8 LOT SIZE 50.000 X 130 COC 25494-1959 03 2007 6



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
03/01/2007	\$1,950,000	25494-1959	Other disqualified
07/01/2004	\$0	22597-2417	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

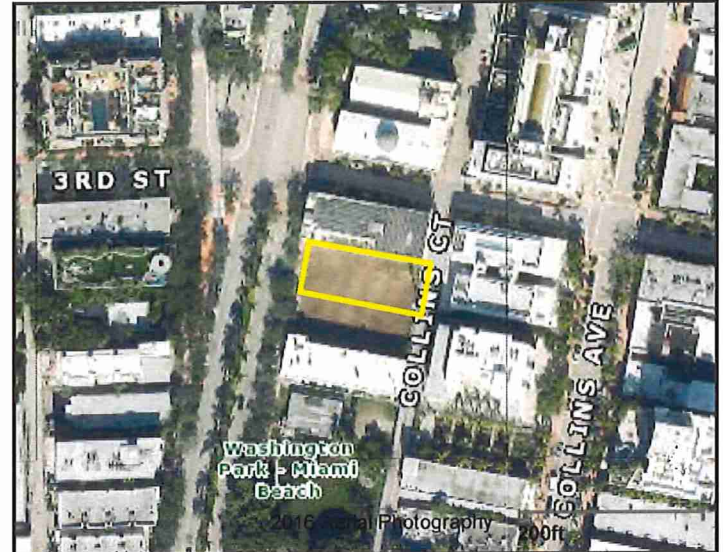
Generated On : 5/2/2019

Property Information	
Folio:	02-4203-003-1090
Property Address:	251 WASHINGTON AVE Miami Beach, FL 33139-7115
Owner	SOUTH5 LLC C/O FEILDTONE
Mailing Address	23240 CA 1 MARSHALL, FL 94940 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
OCEAN BEACH FLA SUB PB 2-38 LOT 15 BLK 8 LOT SIZE 50 X 130 OR 18469-4345 0798 5 COC 22848-3487 11 2004 1

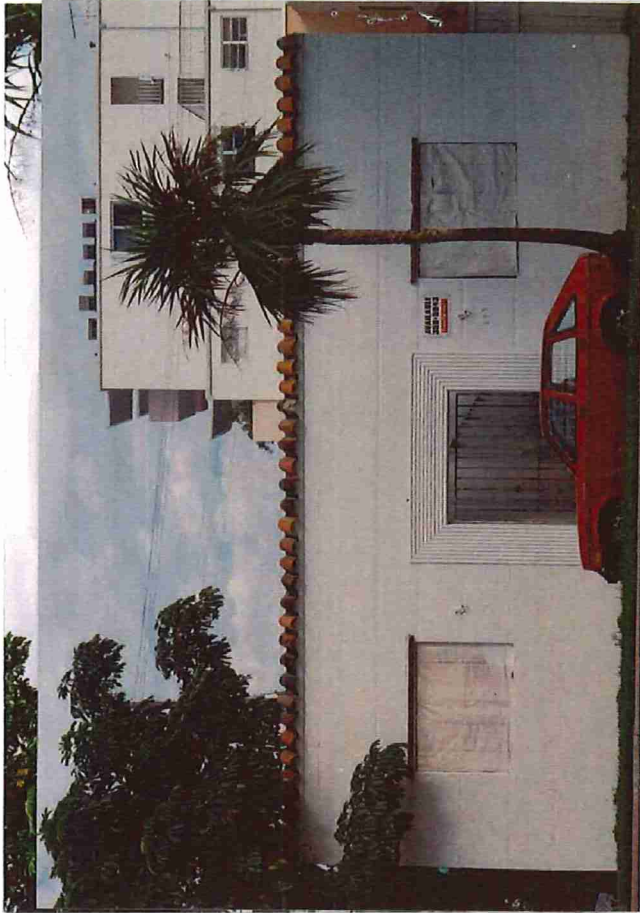


Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
11/01/2004	\$925,000	22848-3487	Sales which are qualified
07/01/1998	\$0	18469-4345	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

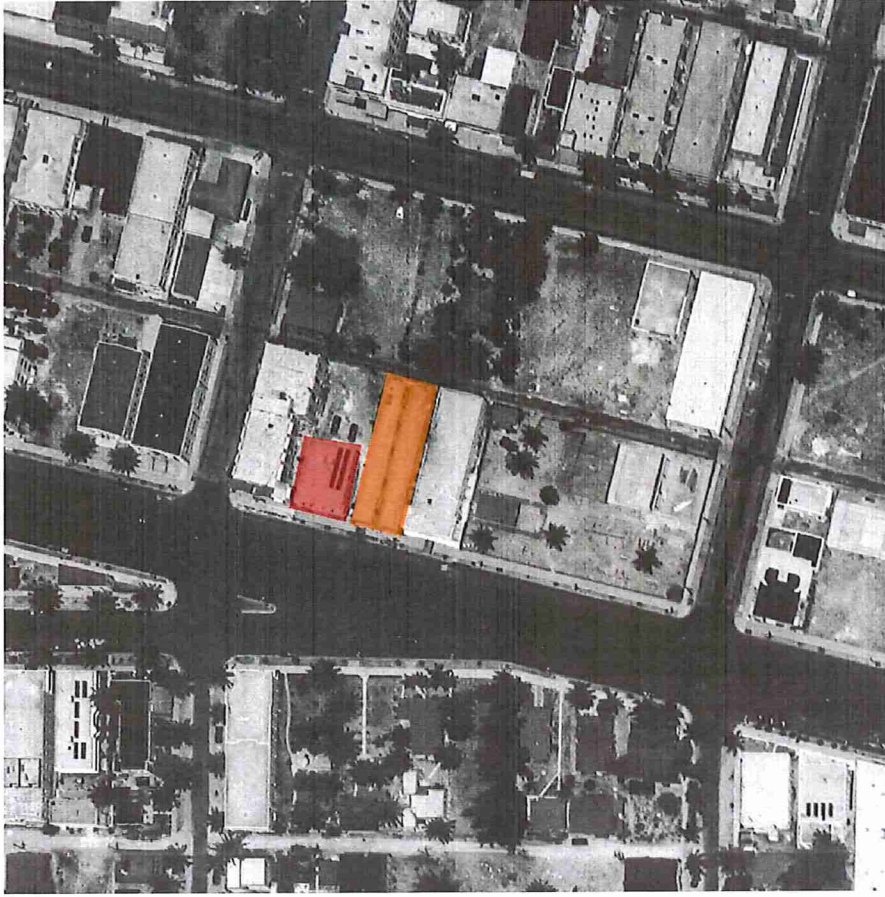


**HISTORICAL RESOURCES REPORT
FOR
245 / 251 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA**

**PREPARED BY TOUZET STUDIO
JULY 8, 2019**

The "district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith's Casino, preceded even the original Ocean Beach subdivision. The "Ocean Beach" area was also at the site of Government Cut, which upon opening, enabled Biscayne Bay to be dredged for ocean liner use and influenced the development of the greater Miami area."²





251 WASHINGTON AVENUE



245 WASHINGTON AVENUE



Visible in the 1941 aerial are both the Pall Mall Apartments at 251 Washington Avenue and 245 Washington Avenue. Both would have been completed by 1937.



- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

The 1954 aerial now includes the addition of a 4-unit, one-story apartment building at the rear of 251 Washington Avenue.



- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

In 1989 both of the apartment buildings on 251 Washington Avenue have been demolished, as shown in this aerial from 1994.



251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

An Emergency Demolition Order is issued by a City Official in 2003 for 245 Washington Avenue. In this aerial from 2004, both parcels are shown vacant.

245 WASHINGTON AVENUE

Demolished by Emergency Demolition Order
of Building Official 2003

□□□□□

STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK 8, LOT 14

ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT
CURRENT OWNER: BEATRICE WASHINGTON
245 WASHINGTON AVE. MIAMI
BEACH, FL 33139

PREVIOUS NAMES: MECCA APARTMENTS

DATE OF CONSTRUCTION: 1936

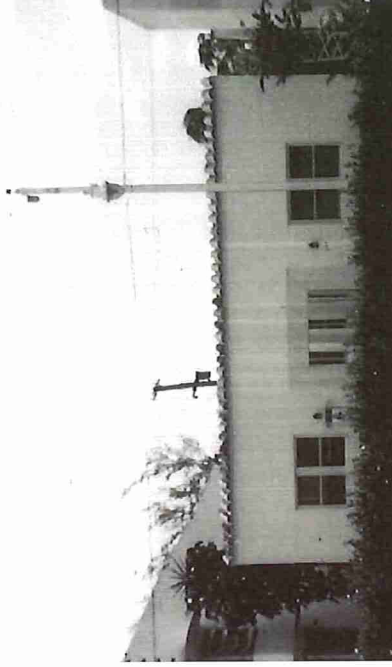
ARCHITECT: B. KINGSTON HALL



STYLE/PERIOD: MODERNIST/ART DECO
DECO TRADITIONAL
CURRENT USE: RESIDENTIAL (VACANT)
EXTERIOR CONDITION: GOOD-POOR (UNPAINTED)
STATEMENT OF SIGNIFICANCE: MIDWEST STYLISH (STYLIC) W/ SCARCE ART DECO WITH
BUILDING TRUSS FRONT; SIMILARITY TO ART DECO & FURTHER
HIGHLIGHTS ART DECO; TYPICAL DATE: 1936
PREPARED BY: A. Del Zotto
F. Del Zotto

SUMMARY

On November 30th of 1936, a permit was issued to M. Steinhardt by the Building Department of the City of Miami Beach for the construction of a one-story, concrete block and stucco building. The building, named the Mecca Apartments during the ownership of O. Engelberg, would consist of eight apartments and three hotel rooms.¹ The modest apartment building was designed by B. Kingston Hall, a respected local architect known for his Art Deco work. From the Building Records it appears that the building exhibited minimal upkeep and improvements, other than limited roofing repairs. The building appears to have begun to fall into disrepair by the mid-80's. The continued decline in its upkeep would lead to its demolition in 2003 under an Emergency Demolition Order issued by the Building Official.² The demolition would occur without a Certificate of Appropriateness.

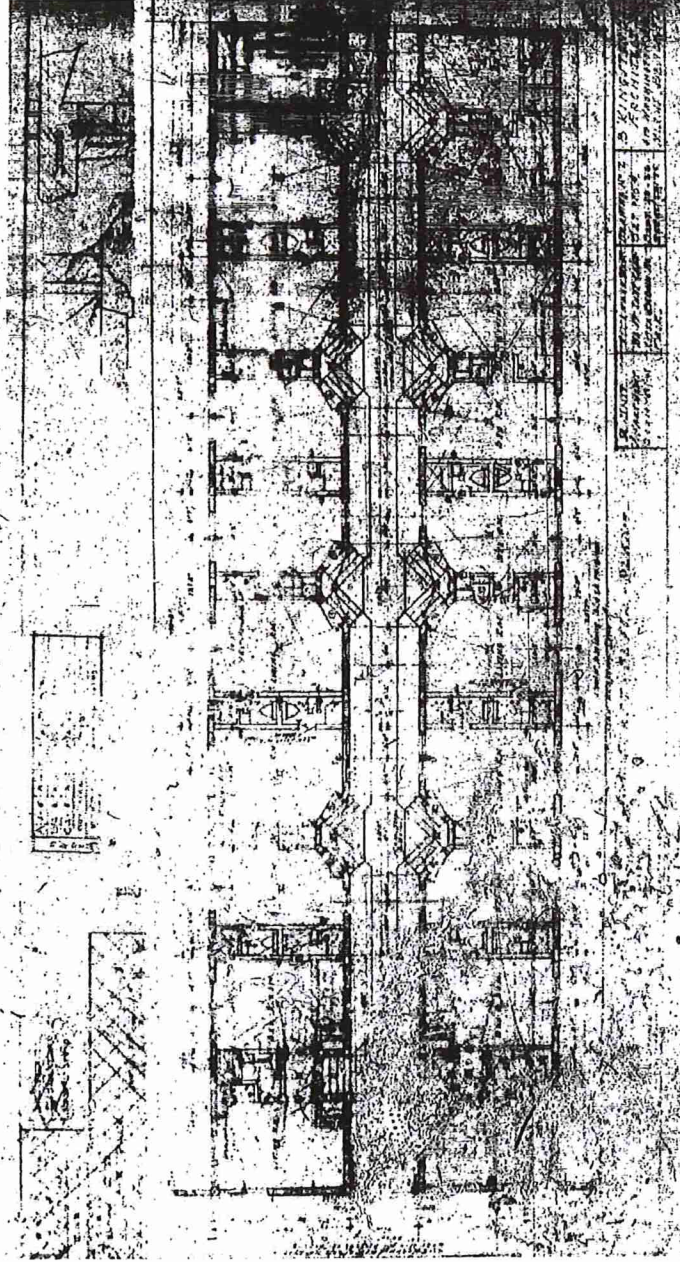


245 WASHINGTON AVENUE

The one-story structure is classified as "contributing" in the Historic District Designation Report and as being designed in a Mediterranean Revival – Art Deco Transitional ("Med-Deco") style.⁶

The front façade is symmetrical about a central portal that decoratively edged by a rectangular frame consisting of convex fluting. The front wall is composed of a series of horizontal bands with wide, shallow recesses marking the bands. Two rectangular, horizontal windows flank the portal. The top of the parapet is copped by a single row of barrel tiles.

The plan is arranged as two 16 ft wide bars set apart by a 6 ft wide passageway. An interesting detail is the articulation of the apartment entries. Each apartment appeared to have a central entry feature consisting of two, 3 riser steps stairs meeting at 45° and leading to two door openings – one leading to the bedroom and one to the living room.



ARCHITECTURAL PLAN FROM MICROFICHE, 1936

B. KINGSTON HALL

A local Miami Beach architect with offices during the 1930's on Washington Avenue.⁷ There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as "contributing" structures.⁸

THE BLACKSTONE HOTEL

In 1929 Kingston Hall designed the Blackstone Hotel. It was the tallest structure in Miami Beach, which at that time was still "a resort town of low-rise structures."⁹ "In 1934, V.H. Nellenbogen remodeled the hotel. Originally the structure had 246 hotel rooms but in 1953, Henry Hohauser did the remodeling of 88 apartment units with one bedroom and two baths. In 1988, there were also some renovations but overall the structure has remained essentially unchanged over the years."¹⁰



THE SEYMOUR HOTEL

The Seymour Hotel, located at 945 Pennsylvania Avenue, was built in 1936. It has been recently acquired by a boutique hotel brand and will be renovated.

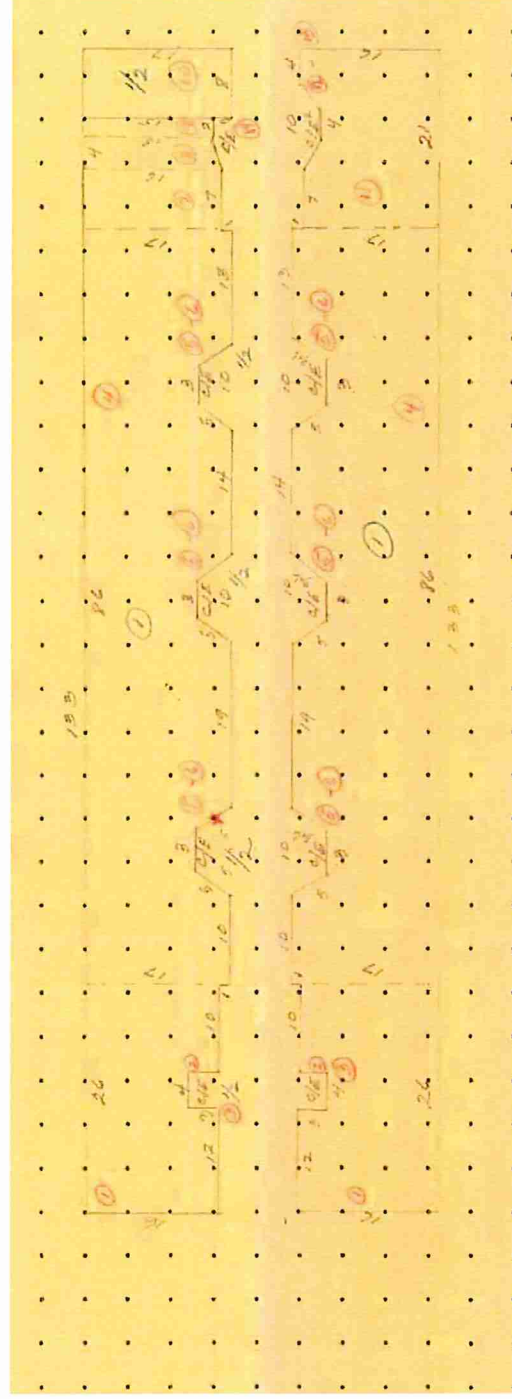
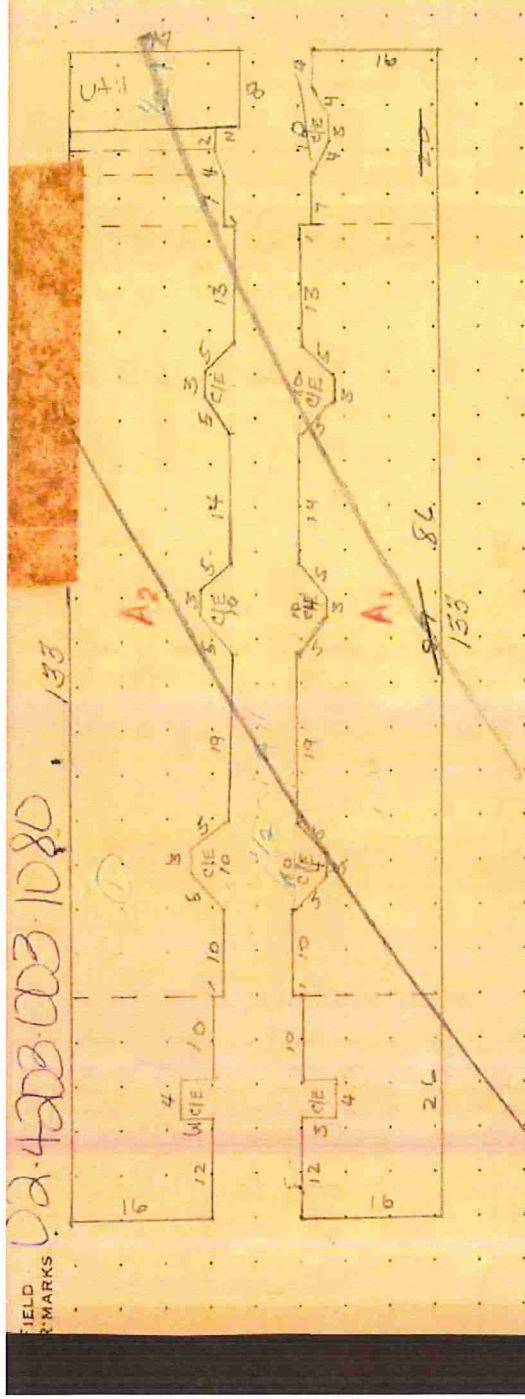
B. KINGSTON HALL, ARCHITECT

245 WASHINGTON AVENUE, MIAMI BEACH FL

HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | DE JULY 2019

10



6/4/82



02-4203-03-1080 _ FRONT
JUNE 4, 1982

12/15/82



02-4203-03-1080 _ SIGNED J. CHAY
DECEMBER 15, 1982

11/3/83



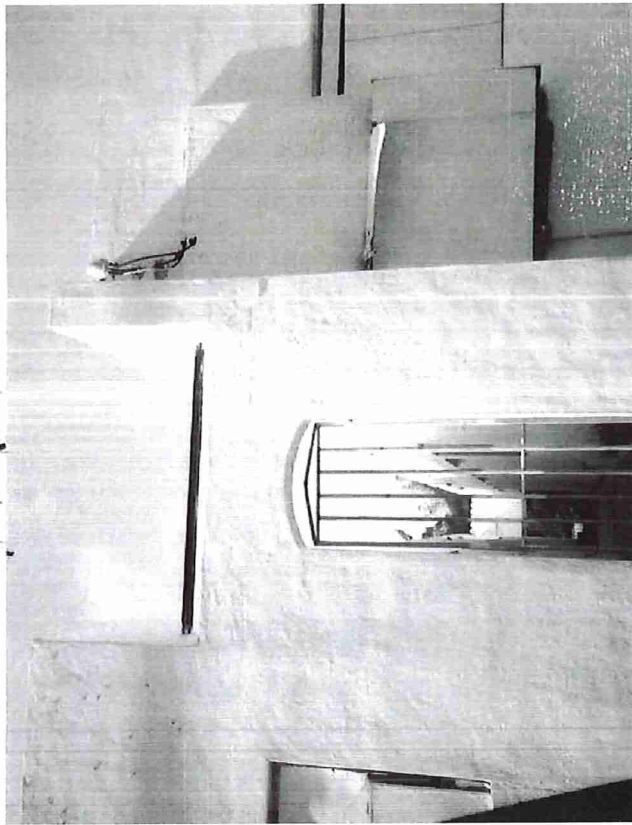
02-4203-03-108 _ FRONT
NOVEMBER 3, 1983

12/31/84



02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 13, 1984

12/31/84



02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 31, 1984

8/1/85



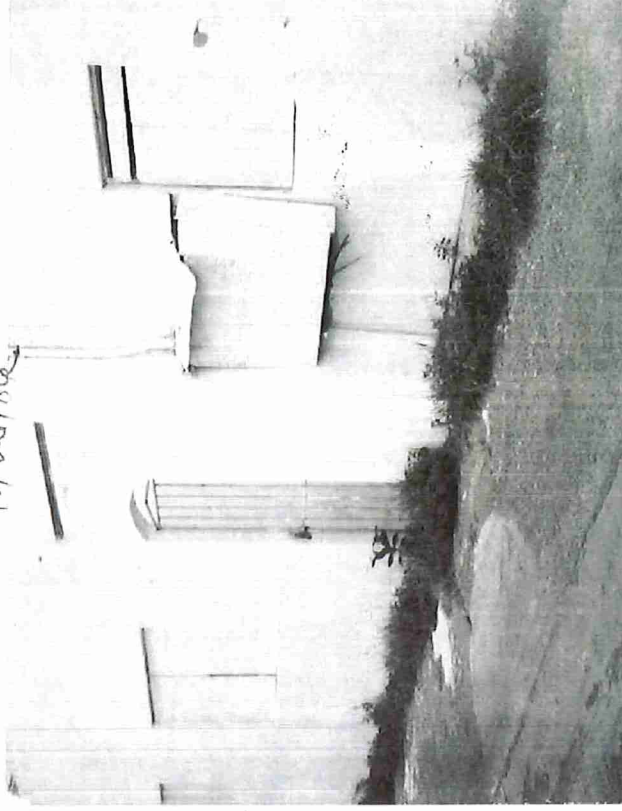
02-3227-06-1190 _ SIGNED RDARITY
AUGUST 1, 1985

58/1/85



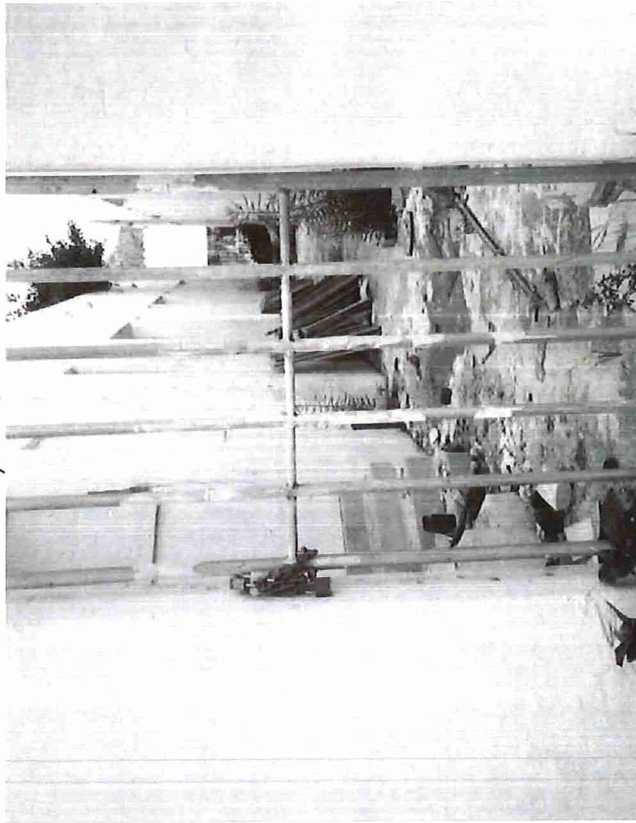
02-4203-03-1080 _ SIGNED RDARITY
DECEMBER 1, 1985

11/26/86



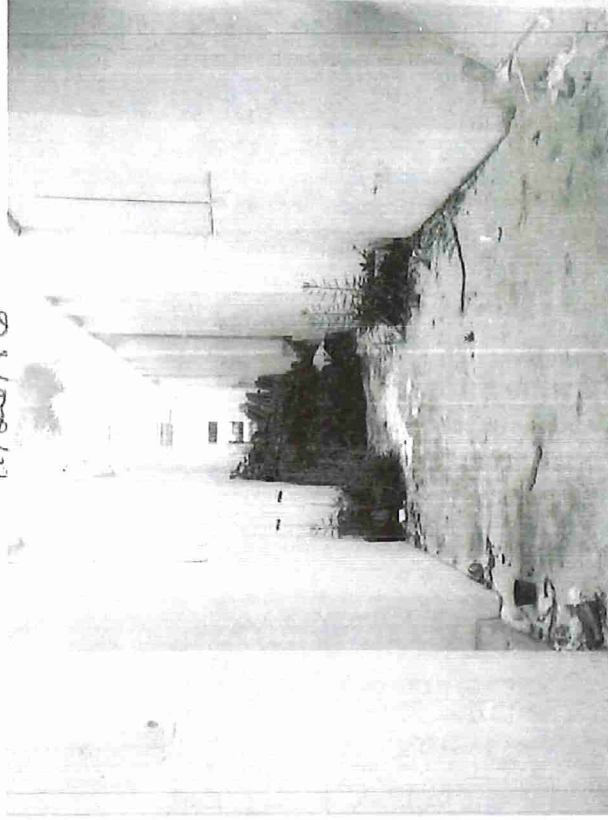
02-4203-03-1080 _ SIGNED R LOUIE
"REAR - NO ELECTRIC CONNECTION."
METERS ARE RUSTED AND BROKEN."
NOVEMBER 26, 1986

11/26/86



02-4203-03-1080 _ SIGNED R.LOUJE
"BETWEEN THE BUILDINGS FROM REAR"
(NOTE BOUBLE PADLOCK)"
NOVEMBER 26, 1986

11/26/86



02-4203-03-1080 _ SIGNED R.LOUJE
"BETWEEN THE BUILDINGS FROM THE FRONT"
NOVEMBER 26, 1986

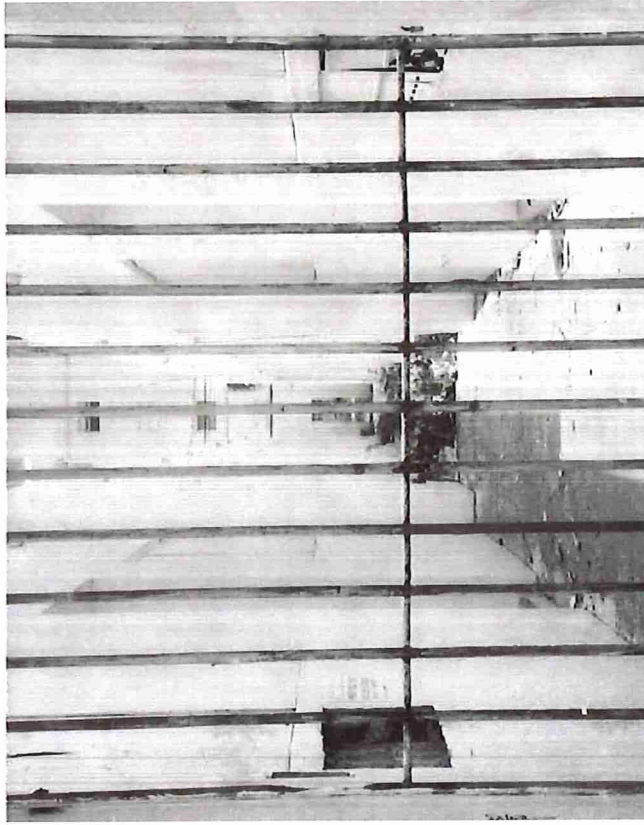


UNTITLED



UNTITLED
DECEMBER 16, 1988

00-49-00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

00/17/00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

251 WASHINGTON AVENUE

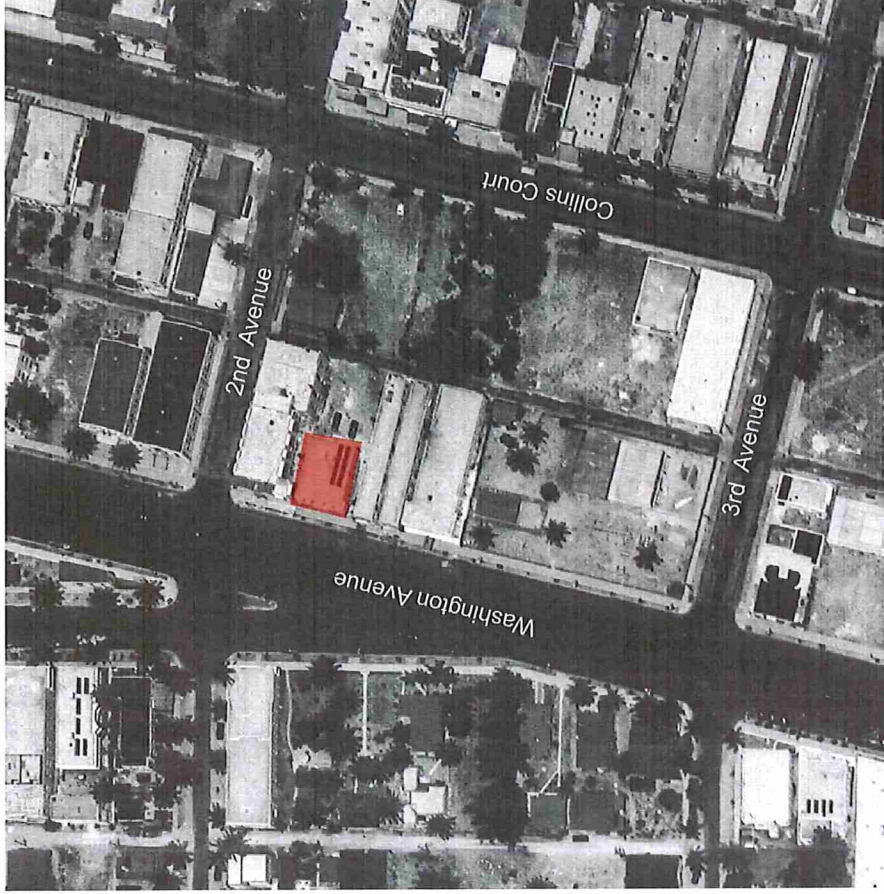
251 WASHINGTON AVENUE

The original structure on 251 Washington Avenue was designed by Edward A. Nolan and built in 1937. It was a two-story, concrete block and stucco apartment building, The Pall Mall Apartments, which was designed for Louis Pall. The building contained four apartments and had a relatively small footprint – 40 feet in width by a depth of 55 feet.

The small footprint of the Pall Mall allowed the construction of a separate, smaller structure in 1952 for Lina Pascual. The second structure was designed by Leonard Glasser and it consisted of a one-story, flat roof, concrete block and stucco apartment building of four units. The footprint of this second structure on the site was 30 feet in width by a depth of 58 feet.

A building permit was issued on September 22nd of 1989 for an Unsafe Structure Demolition. The Building Permit record appears to show that the Unsafe Structure Demolition permit was possibly issued first for the 1937 structure and that a subsequent Demolition permit was then issued for the building at the rear, the 1952 structure.

We are unable to find any images of 251 Washington Avenue.



Aerial c. 1941

EDWARD A. NOLAN

The first structure to be built at 251 Washington Avenue was designed by Edward A. Nolan, a well-known, local architect that worked in South Florida between the 1910's through the 1940's. One of his earlier projects in 1916 was The Chamberlain Apartments. He also designed The Chatham Apartments. Noted in the Historic report for the Chatham: "Symmetric tripartite front facade; zigzag roofline; eyebrows above windows; horizontal striping on parapet wall; marquee "Chatham Apts" sign above primary entryway; applied wrought iron ornamentation above roofline in the center of the facade; rounded southeast corner of the building."



The Chatham Apartments.



Permit No.	10417	Mailing Address	Subdivision	Ocean Beach	No. 251	Street	Washington	Date	Oct. 18-1937
General Contractor	Jess E. Marcoux	Bond # 1716	Address						
Architect	Edw. A. Nolan	Height							
Front lot	40' Depth 55'	Cost	\$ 18,000.00						
Type of construction	c/b/s/	Stories	2						
		Foundation	spread footing						
		Use	Apartment house						
			Roof						
Plumbing Contractor	Fixalt # 10503	Address							
No. fixtures	42	Rough approved by	San OK JJ Farrey- Nov. 5-1937						
			San OK JJ Farrey- Nov. 10-1937						
Plumbing Contractor		Address							
No. fixtures set		Final approved by							
Sewer connection	- 1 --	Septic tank							
Electrical Contractor	Harold E. Dore # 9814	Address							
No. outlets	40	Stoves							
		Refrigerators							
Rough approved by		Contractors							
Electrical Contractor	Harold E. Dore # 10218	Address							
No. fixtures set	49	Final approved by	H. G. Innan						
Date of service	December 28th-1937								
Alterations or repairs	1937. Painting - Penn. Painter								
BUILDING PERMIT # 27059	Average no. upstairs on city property -								
BUILDING PERMIT # 30359	Remodeling - changing four apartment units into eight units - (8) - No census								
	Set of 100 sq. ft. each - 400 sq. ft. each - 1600 sq. ft. each - 6400 sq. ft. each - 25600 sq. ft. each - 102400 sq. ft. each - 409600 sq. ft. each - 1638400 sq. ft. each - 6553600 sq. ft. each - 26214400 sq. ft. each - 104857600 sq. ft. each - 419430400 sq. ft. each - 1677721600 sq. ft. each - 6710886400 sq. ft. each - 26843545600 sq. ft. each - 107374182400 sq. ft. each - 429500736000 sq. ft. each - 1718002944000 sq. ft. each - 6872011776000 sq. ft. each - 27488047104000 sq. ft. each - 109952188416000 sq. ft. each - 439808753664000 sq. ft. each - 1759235014400000 sq. ft. each - 7036940057600000 sq. ft. each - 28147760230400000 sq. ft. each - 112591040947200000 sq. ft. each - 450364163788800000 sq. ft. each - 1801456655155200000 sq. ft. each - 7205826620620800000 sq. ft. each - 28823306482508800000 sq. ft. each - 115293225930035200000 sq. ft. each - 461172903720140800000 sq. ft. each - 1844691614880563200000 sq. ft. each - 7378766459522252800000 sq. ft. each - 29515065838089011200000 sq. ft. each - 118060263352356044800000 sq. ft. each - 472241053409424179200000 sq. ft. each - 1888964213637696716800000 sq. ft. each - 7555856854550786867200000 sq. ft. each - 30223427418203147468800000 sq. ft. each - 120893709672812589875200000 sq. ft. each - 483574838691250359500800000 sq. ft. each - 1934299354765001438003200000 sq. ft. each - 77371974190600057520128000000 sq. ft. each - 309487896762400230080512000000 sq. ft. each - 1237951587049600920322048000000 sq. ft. each - 49518063481984036812881920000000 sq. ft. each - 198072253927936147251527680000000 sq. ft. each - 7922890157117445890061107200000000 sq. ft. each - 31691560628469783560244428800000000 sq. ft. each - 126766242513879134240977715200000000 sq. ft. each - 507065070055516536963910860800000000 sq. ft. each - 20282602802220661478556434432000000000 sq. ft. each - 81130411208882645914225737728000000000 sq. ft. each - 324521644835530583656902950016000000000 sq. ft. each - 1298086579342122334627611800064000000000 sq. ft. each - 5192346317368489338510447200256000000000 sq. ft. each - 20769385269473957354041788801024000000000 sq. ft. each - 830775410778958294161671552040960000000000 sq. ft. each - 3323101643115833176646686208163840000000000 sq. ft. each - 133084065724633327065867448326553600000000000 sq. ft. each - 532336262898533308263469793226214400000000000 sq. ft. each - 2130945051594133233053879173224857600000000000 sq. ft. each - 85237802063765329322155167329994304000000000000 sq. ft. each - 341091208255061317288620669319977216000000000000 sq. ft. each - 1364364833020245269154482677279908864000000000000 sq. ft. each - 5457459332080981076617930709119635264000000000000 sq. ft. each - 21829837328323924306471722836478542080000000000000 sq. ft. each - 87319349313295697225886891345914168320000000000000 sq. ft. each - 349277397253182788903547565383656672640000000000000 sq. ft. each - 1397109589012731155614190261534626690560000000000000 sq. ft. each - 558843835605092462245676104613850								

BUILDING PERMIT # 93365 Four new kitchen windows no plans- Owner, day labor 100.00, total 21,150.00
93392 Painting outside Owner 3500.00, June 7, 1956
94131 by owner, day labor: installing new windows: 60078 The Cornall Co. of Fair Haven 204 squares 2,1082.00 - Jan. 7, 1956
94132 by owner, day labor: 3842 200 squares 2,1082.00 - Jan. 7, 1956
94566 Adams & Beardsley Co. Inc.: 3842 200 squares 2,1082.00 - Jan. 7, 1956
95144 - O'Brien Exterminating - Tent Foundation 9759.00 9/26/70
95480 1 1/2/70S owner water blast, seal and under 31,500.

PLUMBING PERMIT # 28322 J.B. Forbes - 4 sinks, August 1, 1949
38039 Dixie Bell Oil Company: one hot water booster May 7, 1955
#47079 G.J. Pitsch. 1 Gas Water Heater 2/20/69

#20090 9/17/81 Palmetto Roof - reroof 17 sq \$3,200.
*62244 9/9/85 Vega & Son Plumbing replace gas range. repair gas piping

EXCEPTIONAL PERMIT

# 2825	Bard Electric:	3 surge outlets,	4 receptacles	- July 25, 1969	CR Magnum
# 2826	Bird Electric:	3 light outlets,	3 receptacles,	7/28/69	" "
# 47367	Labor Electric:	1 live, ungrounded, 1 live, grounded,	1 GFCO	May 14, 1965	unsealed, 5/1/65

252 Washington

BUILDING PERMITS: #BD890055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00

PERMIT #	COMP. TYPE	SUB. TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BA90557	AUTOPROJ	OTH	32997	32903	32918	CLOSED	GARBAGE AND DIRT ON ROOF	251		WASHINGTON AV	42030031090
BA910018	AUTOPROJ	DMO	32692		33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BA913280	AUTOPROJ	OTH	32786	32792	32792	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251		WASHINGTON AV	42030031090
BA913558	AUTOPROJ	OTH	32797	32804	32804	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251		WASHINGTON AV	42030031090
BA914243	AUTOPROJ	OTH	32811	32827	32827	CLOSED	PM - GARBAGE & JUNK ON ROOF	251		WASHINGTON AV	42030031090
BC930548	BCOMPL	OTH	34214			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251		WASHINGTON AV	42030031090
BMS0402052	BMISC	RESEARCH	38064			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0404715	BMISC	RESEARCH	38251			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0701008	BMISC	RESEARCH	39087			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS92302	BMISC	OTH	36297	36297		CLOSED	MICROFILM	251		WASHINGTON AV	42030031090
BSL93011	BSECLIN	OTH	33983	32680	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93012	BSECLIN	OTH	33983	32428	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93013	BSECLIN	OTH	33983	32442	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93014	BSECLIN	OTH	33983	32447	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BD890055	DEMO	DMO	32692	32773	33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BD900010	DEMO	DMO	32938	33073	33253	CLOSED	TOTAL DEMO OF REAR BUILDING POWD316-74	251		WASHINGTON AV	42030031090

FOOTNOTES/REFERENCES

- 1 245 Washington Avenue Building Card, City of Miami Beach Building Department
- 2 Ibid.
- 3 Miami Design Preservation League website
- 4 Ocean Beach Historic District Designation Report, Revised 12/10/95, pages 3, 4
- 5 MDPL website
- 6 Ocean Beach Historic District Designation Report, page 27
- 7 Microfiche of Architectural Plan for 245 Washington Avenue, City of Miami Beach Building Department
- 8 MDPL website
- 9 Ibid.
- 10 Ibid.

Operations Plan

Private School



Rendering by Touzet Studio

245-251 Washington Avenue

Miami Beach, Florida

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DROP-OFF/ PICK-UP	4
STAFFING	4
ACCESS & SECURITY	5
DELIVERIES & COLLECTIONS	5

CONCEPT

The vision for this site is to beautify the vacant lot with a temporary location to serve as additional classroom, open space, and parking for a school at 224 2nd Street.

The proposed temporary location is strategically located between a residential neighborhood, businesses, and offices. The hope is to have the school located at the Property for a period of time not to exceed three (3) years.

The property, and proposed design, will foster a safe environment for growth and development of the child. The school intends to have students learning inside and outside of the classroom with games, gardening, playing, painting, science experiments, etc.

STUDENT CAPACITY

The school will gradually increase to an enrollment of forty (40) students. The ages of the students will be between four (4) and seven (7) years old. The school will have an open concept floor plan with one main assembly area on the first floor and two individual classroom spaces on a mezzanine level.

DROP-OFF/ PICK-UP

The school will efficiently utilize access from Washington Avenue and Collins Court. Vehicle access and parking will be from the rear, and pedestrian and bicycle access will be from the primary front.

The hours of operation will be between 7:00 AM and 3:00 PM. Although, classes will not begin until 9:00 AM. This intentionally permits sufficient drop-off and pick-up time. Students will be permitted to arrive between 7:00 AM and 9:00 AM, and pick-up will be at 1:00 PM.

Drop-off and pick-up will occur on site. The driveway will be accessible from Collins Court. The property will also incorporate five (5) bicycle racks for school employees and parents. As a school located within a mix of residential and businesses, the expectation is that a number of parents and guardians will walk to drop-off and pick-up the children.

STAFFING

In order to accommodate the steadily growing student capacity, the school staff is also projected to increase over time. Depending on the number of students enrolled, the maximum number of staff will be composed as follows:

- Four (4) full-time teachers
- One (1) full-time school administrator
- One (1) part-time staff member for food and snack distributions
- A janitorial service for daily cleaning.

ACCESS & SECURITY

All external access points will be secured during school hours. Vehicle drop-off and pick-up will be strictly located within the onsite driveway accessible from Collins Court. Staff will have secured access to the gates and temporary structure. The property will be equipped with video surveillance throughout. Additionally, the school will research hiring off-duty Miami Beach Police Department Officers.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses:

All deliveries will be received within the on-site driveway. Deliveries will only be accepted between the hours of 7:00 AM to 5:00 PM. Due to the nature of use as a modestly sized school, the quantity and frequencies of deliveries will be limited.

Trash collection will similarly occur on the east side of the property from Collins Court. Collection will be take place during the City's regularly scheduled times for this property.

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Page 1 of 4
LAST UPDATED: 10/09/18

Property address: 251 Wash Ln Ave Board: Planning Board Date: 6-7-19
BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) **, To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should <u>contact staff prior to first submittal to be invoiced and make payment.</u>	X
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of <u>Hard copy / originals of these items.</u>	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the <u>crown of the road</u>) and <u>spot elevations.</u>	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no <u>Google images</u>)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: MB

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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Property address: 251 Wash Ln Ave

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	X
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X
11	Copy of original Building Permit Card, & Microfilm, if available.	X
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	X
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	

Indicate N/A If Not Applicable

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LAST UPDATED: 10/09/18

Property address: 251 Washington Ave

31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) <u>as determined by Transportation</u>	X
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths <u>X</u> Streets and sidewalks widths <u> </u>	
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions <u> </u>	
e	Street level trash room location and dimensions <u> </u>	
f	Delivery route <u> </u> Sanitation operation <u> </u> Valet drop-off & pick-up <u> </u> Valet route in and out <u> </u>	
g	Valet route to and from <u> </u> auto-turn analysis for delivery and sanitation vehicles <u> </u>	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	X
a	Total floor area	X
b	Identify # seats indoors <u>X</u> outdoors <u>X</u> seating in public right of way <u> </u> Total <u> </u>	
c	Occupancy load indoors and outdoors per venue <u> </u> Total when applicable <u> </u>	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	X
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

Indicate N/A If Not Applicable

Initials: MP

MIAMI BEACH

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Property Address:

251 W 17th Ave

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP). <i>as determined by Transp. Dept.</i>	X
ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Applicant's or designee's signature

Date

07 June 2019

Indicate N/A If Not Applicable

Initials:

MP



DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@brzoninglaw.com

VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

July 26, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB19-0304 Narrative Responses to Staff First Submittal Comments**

1. Application: check planning board conditional use permit option.
 - a. Fixed.
2. Supporting documents: Building records exhibits are geared for an HPB board application and not relevant to the Planning Board only include the building cards (last four pages).
 - a. Will provide only Building Cards.
3. Supporting documents: Please provide any supporting documents from the State such as preliminary approval.
 - a. Preliminary applications are not yet available for a school at this location. Should the Planning Board and Historic Preservation Board approve the proposed use and design, the Applicant will proceed with obtaining required approvals from the State.
4. Zoning Data, LOI and plans - Parking: please revise parking calculations, the proposed number of students is 40 and calculations are done based on 25 seats, please revise either the parking calculations or the proposed number of students, provide the required parking spaces or Parking Fee in lieu may be required.
 - a. Pursuant to Section 130-32(27) of the City Code of Ordinances ("City Code"), one (1) space per fifteen (15) seats in main assembly room, plus one (1) space per classroom is required for elementary or nursery school uses. The City Code does not require that the main assembly room contain seats to accommodate the total permitted number of

students. Therefore, the Project proposes a main assembly room of twenty-five (25) seats and two (2) classrooms, which results in two (2) spaces for the main assembly room and two (2) spaces for the classrooms for a total of four (4) spaces. The Project provides four (4) spaces in compliance with the City Code.

5. Zoning Data – Parking/loading and open space: After applying the adjustment in the FAR noted in the comment below (6 & 7), it appears that the project exceeds 5,000 sf, which requires 1 loading space to be provided on site. Note that open space may be reduced and may not comply with the open space option to pay fees, please revise calculations.
 - a. Required loading space will be provided within the on-site driveway. See page A-14.
6. Proposed Floor plans: provide total floor area for the ground floor and mezzanine, show furniture, seats etc.
 - a. Total floor areas shown on revised FAR diagram. See page A-4. Furniture and seats shown on revised proposed ground floor plan. See page A-14.
7. Propose Site Plan/Floor plan FAR: The open covered terraces and porch do not count in FAR. However, the profile of the stair at the second floor counts in the FAR.
 - a. FAR diagram revised accordingly. See page A-4.
8. Staff would recommend reducing the width of the access and exit driveway to 12'-0" maximum at the property line to increase open space.
 - a. Driveway width reduced to 12'. See page A-14.
9. Provide Backflow preventer location, it shall comply with the main building setbacks.
 - a. Backflow preventer moved to comply with required building setback. See page A-14.
10. Please provide a narrative response to these comments.
 - a. This letter shall serve as the narrative response to comments.