

BOARD APPLICATION

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

FB0716-0042
7/12/16

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.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS:

6946 RUE VENDOME

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S)

02-3210-013-1030

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

CHANGE OF USE

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

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 removing this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF

COUNTY OF

DANIELS ZORTING being duly sworn, depose and certify as follows: (1) I am the OWNER (print title) of Le Petit Hotel Montecito (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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 23 day of JUNE, 2016. The foregoing instrument was acknowledged before me by of , on behalf of such entity, 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:



NOTARY PUBLIC

PRINT NAME

FILE NO.

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

Le Petit Papillon Montessori Corp

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Damarys Zarling
1021 Biampt Drive
MB, FL 33141

% OF OWNERSHIP

100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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

STATE OF _____

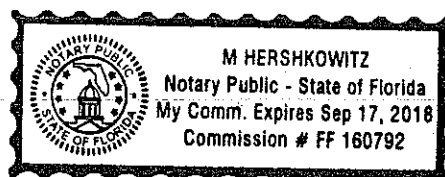
COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this 23 day of June, 20 16. 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



My Commission Expires:

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

TAX RECEIPT

CITY OF MIAMI BEACH

CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LE PETIT PAPILLON MONTESSORI CORP
IN CARE OF: DAMARYS VAZQUEZ
ADDRESS: 1021 BIARRITZ DR
MIAMI BEACH, FL 33141-3798

RECEIPT NUMBER: RL-02001683
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232100131000

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 1021 BIARRITZ DR

Code	Certificate of Use/Occupation
015700	PRIVATE SCHOOL

CERTIFICATE OF USE	1100
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	1
Private School FF	Y

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

LE PETIT PAPPILLON MONTESSORI
1021 BIARRITZ DR
MIAMI BEACH, FL 33141-3798



CITY OF MIAMI BEACH

CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LE PETIT PAPILLON MONTESSORI CORPORATION
IN CARE OF: DAMARYS VAZQUEZ
ADDRESS: 1021 BIARRITZ DR
MIAMI BEACH, FL 33141-3798

RECEIPT NUMBER: RL-10001155
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232100131010

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 997 BIARRITZ DR

Code	Certificate of Use/Occupation
015700	PRIVATE SCHOOL

CERTIFICATE OF USE	1100
SQUARE FOOTAGE	7000
C_U # OF UNITS	7000
Private School FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

LE PETIT PAPILLON MONTESSORI C
1021 BIARRITZ DR
MIAMI BEACH, FL 33141-3798



LETTER OF INTENT

July 6, 2016

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent for an Amendment to a previously approved Conditional Use of Permit in order to accommodate the new property located at 6946 Rue Vendome, Miami Beach, Florida 33141.

Existing Montessori School Location:

Le Petit Papillon Montessori School, Corp.
1021 Biarritz Drive
Miami Beach, Florida 33141

6946 Rue Vendome

Modification to a previously approved Conditional Use – change of use
6946 Rue Vendome
Miami Beach, Florida 33141

To whom it may concern:

Please be advised of the following information pertaining to Le Petit Papillon Montessori School:

On behalf of Le Petit Papillon Montessori School, we would like to submit the attached Application to the Planning Board for the property located at 6946 Rue Vendome, Miami Beach, FL 33141.

1. Le Petit Papillon Montessori School was founded in 1999 by Ms. Damarys Zarling. Ms. Zarling originally began the Montessori School at 7625 Byron Avenue, Miami Beach, FL.
2. One year after the opening of L.P.P.M.S., Ms. Zarling purchased the property located at 1021 Biarritz Drive, Miami Beach, FL.
3. The property located at 1021 Biarritz Drive has been a school since 1936. Ms. Zarling is the third owner of the school.

4. To date, L.P.P.M.S. services children from the age of 18 months old through sixth grade.
5. Le Petit Papillon services families in the areas of Miami Beach, Fisher Island, Venetian Islands, Morning Side, Miami Shores, Surfside, Bal Harbor and Aventura.
6. Le Petit Papillon is a full member of the American Montessori Society and is currently working on obtaining full Accreditation with the AISF Association of Independent Schools of Florida as well as SACS Southern Association of Colleges and Schools.
7. Le Petit Papillon Montessori School employs women and men of all races. All the Lead Teachers at the Montessori School hold a Bachelor's Degree and/or Master's Degree in the field of education or related field.
8. L.P.P.M.S. received a Proclamation from the Mayor of Miami Beach on June 11, 2004 and was recognized by the Mayor of Miami Beach for excellence in education.
Currently, L.P.P.M.S. has one hundred and twenty five students.

In essence, this Application is for a modification to the previously approved Conditional Use permit on January 27, 2009 for property located at 997 Biarritz Drive.

The following information is relative to this application:

Our school is located half a block from 71st street within the City of Miami Beach. Our property currently consists of property address 1021 Biarritz Drive and 997 Biarritz Drive. Said properties are enclosed with fences and gates. Le Petit Papillon Montessori School has been servicing families of the City of Miami Beach since 1999.

The proposed project will be an extension to the school grounds and has been purposed to enhance the existing school.

CONSTRUCTION SCHEDULE:

The goal is for construction to start in the Fall of 2016 with building completion and use in early Spring.

ENROLLMENT OF CHILDREN:

The Department of Children and Family Services and the City of Miami Beach prior Conditional Use Permit has determined that the maximum capacity of students in our school is Two Hundred and Fifty (250). We are not asking to increase the allotted capacity.

DROP OFF AND PICK UP:

CAMPUS SAFETY

There is no issue more important than the SAFETY of your children. Beginning this year, LPP will implement a Car Line drop-off and pick-up procedure for all students. These procedures are being implemented to increase the safety of our students during drop-off and pick-up times. With your full cooperation and participation, we expect the added benefit of reducing the time spent during drop-off and pick up for parents. We ask that all parents/guardians please familiarize yourselves well with all of the new procedures PRIOR TO THE FIRST DAY OF SCHOOL, and continue to adhere to the Car line procedures and rules throughout the year. Failure to adhere to all of the rules and procedures is against school policy, and will endanger our students and staff.

CAR LINE DROP-OFF PROCEDURE

Car Line Drop-Off procedure will involve use of a ramp area where the arriving students will be removed from the vehicle. Vehicles will join the line by approaching from Rue Vendome (south bound) onto Biarritz Drive (west bound). Color-coded LPP decals need to be affixed to the passenger side lower corner of your windshield, to identify your vehicle as an LPP parent. Vehicles will enter the school street and drive as far up the street as directed. LPP staff will open the vehicle doors, student(s) seatbelts MUST be unbuckled by the parent. Ten vehicles at a time will be serviced. The driver and any non-student passengers in the vehicle must not exit the vehicle AT ANY TIME during the process.

DROP-OFF SCHEDULE FOR ALL STUDENTS

Elementary/ Pre-K/ Toddler 8:30-9:00 am

The drop off loading zone will be promptly closed at 9:00 am, at which time you will need to go to the office, where a late fee will be assessed.*

CAR LINE PICK-UP PROCEDURE

Car Line Pick-Up procedures will also use the school street loading zone. Parents/Guardians arriving to pick up students will approach from Rue Vendome (south bound) onto Biarritz Drive (west bound) to join the line. Access to the loading zone will be from West bound Biarritz Drive ONLY. Vehicles in line will prominently display the PINK family name sheet from the passenger side visor to identify which child they are picking up. This will allow LPP staff to "stage" students for pick up and assist greatly in the efficiency of the process. Vehicles will enter the loading zone, and drive as far up the street as directed. LPP staff will open the vehicle door(s), assist student(s) into their car seats, PARENTS MUST QUICKLY BUCKLE THEIR CHILD'S SEATBELT, and immediately exit the street loading zone area. Ten vehicles at a time will be serviced. The driver and any passengers in the vehicle will not exit the vehicle AT ANY TIME during the process. Students may only exit the vehicle from the PASSENGER side. Vehicles will IMMEDIATELY exit the loading zone after the car door is closed and they are instructed to.

PICK-UP SCHEDULE FOR STUDENTS * LOADING ZONE TIMES:

Toddler Half Day	11:15am
Elementary/ Pre-K/ Toddler	2:30-3:00pm

AUTHORIZED INDIVIDUAL STUDENT PICK-UP PROCEDURE

Families wishing to have an authorized individual pick up a student must have previously registered the individual with the school administration using the Official Authorization Form provided at registration.

If an individual is NOT on your Official Authorization List they must be added via our Dismissal Manager in accordance with Dismissal Manager Procedures. ** NOTE: Neither telephone calls nor emails will be accepted.

POLICY ON RELEASE OF CHILDREN TO ADULTS

At your child's scheduled departure time, he or she will be released according to the information recorded on the current annual "Pick-up Authorization Form." NO CHILD will be released to any person other than the custodial parent or guardian without consent via our Dismissal Manager system.

**** NOTE: Neither telephone calls nor emails will be accepted.**

An authorized adult must notify the office via our Dismissal Manager System of the following changes in transportation arrangements for your child:

- Additional authorized drivers for your child.
- Permanent changes (bus, carpool, etc.)
- Temporary changes (change of driver due to play-date or other circumstances)
- Changes related to transportation or child care on conference days, early release days, or after school events.
- Requests for same day changes will not be honored after 2:00pm.
- If a child is to be released to only one parent, for legal reasons, the Head of School must have on file a copy of the court order appointing that parent the ONLY legal custodian or the restraining order prohibiting a parent from contact with the child.
- If siblings will be picked up in separate cars.

GENERAL PAPILLON MONTESSORI PARKING/TRANSPORTATION RULES

Please follow these general rules to ensure an efficient and safe process.

- Children must exit on the passenger side only.
- Car seats must be secured on the passenger side only.
- All students MUST be dropped off and picked up using the car line up unless previously approved.
- Be courteous to other parents in the Car Line (do not cut in or enter from Brest Esplanade.)
- Be courteous of vehicles angle parked on Biarritz Drive attempting to exit parking spaces.
- DO NOT exit or allow a passenger or student to exit your vehicle while waiting in the car line.
- STOP ALL CELL PHONE OR ELECTRONIC USE PRIOR TO ARRIVAL AT THE RAMP AREA.
- Have student's backpacks, lunch box etc. with student to expedite exit from vehicle.
- Say goodbye to students prior to entering the ramp area.
- Drive as far up the ramp as directed.
- DO NOT exit or allow a non-student passenger to exit your vehicle while in the ramp.
- Be respectful of all faculty/staff, maintenance support, parents and students.
- Do not call out or say hello to students who are within the waiting area, as it can be distracting and dangerous.
- Late fees apply for late drop-off and late pick-up, please refer to Parent Handbook.

The city of Miami Beach has designated areas around the perimeter for the school "LOADING ZONE."

AFTERSCHOOL ACTIVITIES OR AFTERCARE: There are several afterschool activities located in the main building beginning at 3:00 and ending by 3:45. The after school activities create an even flow of students during dismissal time allowing for a more efficient dismissal both at regular pick up hours and during after school hours.

FUTURE PLAN: Le Petit Papillon Montessori School has a future plan to incorporate a school bus to pick children on the South Side of Miami Beach beginning in 2017. We do not have an issue with pick up and dismissal time, this would be a service to families of our school.

SECURITY PLAN: The entire premises are enclosed by a fence with electronic gates for the entrance and exit of the school loading zone. School Staff are training to run carline and are equipped with walkie talkies for internal communication.

SCHOOL STAFF: Le Petit Papillon Montessori School has a full time staff of 20 teachers. In addition to the full time teachers, there is an Art teacher that comes once a week, a Yoga teacher once a week, a Robotics teacher that comes twice a week, and a Music teacher that comes once a week.

SANITATION PLAN: The garbage 5 yard container for the school is located at the North end of the school property. The pick-up is done by Progressive Waste four days a week.

LANDSCAPING: The existing landscaping will not be affected by the construction. Additional hedges will be installed between and the adjacent property.

NEW BUILDING: The projected project will allow for more outdoor space for the children to play as the new property contains open green space. The new building will serve as the Elementary campus allowing for other classrooms to serve as a Marine Biology Lab, Computer room and a Music room.

Myself, and the entire staff at Le Petit Papillon Montessori School would like to thank you for your consideration and attention of our students and families.

Sincerely,

A handwritten signature in black ink that reads "Damarys Zarling". The signature is written in a cursive, flowing style.

Damarys Zarling
Head of School, Owner
Le Petit Papillon Montessori School

SUBJECT: 6946 Rue Vendome, Miami Beach, Florida 33141

BACKGROUND

Le Petit Papillon Montessori School was founded in 1999 and began operations at 1021 Biarritz Drive and 6915 Rue Versailles in what was originally the Normandy Day School in 1936. In May 14, 2007 the school acquired the two 12-unit adjacent apartment buildings at 987-997 Biarritz Drive so it could expand its operations in an effort to service more students. At the April 24, 2007 meeting, the Planning Board approved a Conditional Use Permit for Le Petit Papillon with a maximum number of 180 students including all the buildings. The expansion and renovation was completed as proposed.

ZONING / SITE DATA

Conditional use, as defined in Section 114-1, means a use that would not be appropriate generally or without restriction throughout a particular zoning district, but would be appropriate if controlled as to number, area, location, or relation to the neighborhood.

Legal Description: Lot 1, Block 7, OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, according to the map or plat thereof as recorded in Plat Book 25, Page 60 of the Public Records of Miami-Dade County, Florida

Zoning: RM-1, Residential Multifamily Low Intensity Zoning District

Land Uses: There are residential uses around the site and some commercial uses to the north facing 71 Street.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

- 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 request is consistent with the Comprehensive Plan. The property is adjacent to an already existing school that has been servicing the area since 1936.

- 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**

It appears that the proposed expansion in enrollment will not degrade the levels of service for the surrounding area. The property will service as additional classroom space for the students and the school is not requesting an increase in the already existing student body.

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

An educational institution is allowed in the RM-1 district as a conditional use. The adjacent property owned by Le Petit Papillon Montessori School has been in operation since 1936.

4. Public health, safety, morals and general welfare will not be adversely affected.

There will be no expansion in the already allowed number of students. The property will serve to enhance the already operating school.

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

The initial structure is considered as a legal, non-conforming use, as it was originally built as the Normandy Day School in 1936 and has no parking on site. The school expanded and converted the two adjacent apartment buildings with 12 units into three additional classrooms, a library/media room, and office and storage space receiving a parking credit of 18 spaces. There are marked "No parking School Loading Zone" areas on both Rue Versailles and Biarritz Drive. At this time this will remain the same as the school is not requesting an increase in the student body.

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

The school will continue to run the same without change that may affect the surrounding area during school hours.

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.

There are no other educational institutions located within the immediate area of the subject property: Le Petit Papillon Montessori School offers a much needed service to the area and to the City of Miami Beach residents and children of the city.



Florida Real Estate Decisions, Inc.

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM

July 5, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

Re: Property Owners List
Within 375 feet of:

2-3-10-11 53 42
OCEAN SIDE SEC OF ISLE OF NORMANDY
PB 25-60 LOT 12 BLK 7
6946 RUE VENDOME

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

MEH/ms

cc: Ms. Damarys Zarling, Head of School
PAPILLON MNTESSORI
1021 Biarritz Dr.
Miami Beach, Florida 33141

Number of Labels: 181

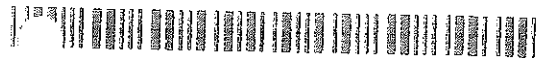
*Duplicates removed.



RECORDED

FINAL

ORDERS



CFM 2009R0092907
DR Bk 26748 Pgs 3687 - 3690 (4pgs)
RECORDED 02/11/2009 11:13:58
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1021 Biarritz Drive and 997 Biarritz Drive.

FILE NO. 1819

IN RE: The Application by Le Petit Papillon Montessori School requesting a modification to the existing conditional use permit to increase the capacity of the school from 180 students to 250 students.

LEGAL DESCRIPTION: Lots 7, 8, 9 and 10 in Block 7 of Ocean Side Section of the Isle of Normandy, according to the Plat thereof as recorded in Plat Book 25 at Page 60 of the Public Records of Miami-Dade County, Florida; and Lots 10A and 10B Block 7 of Ocean Side Section of the Isle of Normandy, according to the plat thereof, as recorded in Plat Book 25, page 60 of the Public Records of Miami-Dade County, Florida

MEETING DATE: January 27, 2009

MODIFIED CONDITIONAL USE PERMIT

The applicant, Le Petit Papillon Montessori School, is requesting a modification to an existing Conditional Use approval pursuant to Section 118-195 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit was given as required by law and mailed out to owners of property within a distance of 375-feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1, Residential Multifamily Low Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That 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;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected if the applicant complies with the conditions stated herein;

A

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the modification to the existing Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed: Strikethroughs mean deleted items; Underlining means new language.

1. ~~The applicant shall remove the existing canopy and other vertical encroachments which could impede direct and continuous access of vehicles along City ROW prior to the issuance of a Building Permit or Certificate of Occupancy, whichever occurs first.~~
2. ~~The Le Petit Papillon Montessori School shall provide a Hold Harmless Affidavit by to the City of Miami Beach pursuant to any activities conducted by aforementioned organization within the identified City ROW, prior to the issuance of a Building Permit or Certificate of Occupancy, whichever occurs first. The Hold Harmless Affidavit shall be approved as to form and content by the City Attorney's Office.~~
3. ~~Conditions # 1 and 2 are imposed pursuant to a recommendation from the Public Works Department, and shall be complied with unless waived by that Department or another City authority.~~
1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Modified Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
1. ~~Prior to the issuance of a building permit, or Certificate of Occupancy, whichever may occur first, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division.~~
2. This Modified Conditional Use Permit is issued to Le Petite Papillon Montessori School and 997 Biarritz, LLC. ~~Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and managers shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.~~
3. The applicant shall receive all necessary approvals and licenses from the Department of Children and Families Child Care licensing office for this facility, and any other state and municipal agencies as may be required, prior to the issuance of a Modified Business Tax Receipt by the City of Miami Beach.

- ~~2. The applicant shall receive all necessary approvals and licenses from state, county and municipal agencies as may be required, and shall comply with the all the requirements of the City of Miami Beach including approval by the Miami Beach Fire Department prior to the issuance of a Certificate of Use, or Occupational License, whichever occurs first.~~
4. The maximum number of children in the facility shall be limited to the occupant load as may be set by the Chief Fire Marshall, but in no event shall the maximum number of children permitted shall exceed 480 250. Any increase in the number of children to be permitted in this facility shall come back to the Planning Board as a modification to this Modified Conditional Use Permit.
5. Any exterior modifications shall be submitted for the review and approval of staff under separate application.
- ~~3. All outstanding City liens or bills related to the subject property and all outstanding City Code violations, if any, shall be satisfied prior to the issuance of a Certificate of Use or Business Tax Receipt, whichever occurs first.~~
- ~~4. A building permit or Occupational License shall be obtained within 18 months of this public hearing and the project shall comply with the Florida Building Code and any other codes that may apply, including but not limited to the Fire Safety Code.~~
6. Any business identification signs shall be submitted to staff for review and approval before installation.
- ~~5. The applicant shall provide documents verifying any agreements with the City's Parking Department regarding the designation of an additional "No Parking School Loading Zone". These documents shall be submitted to staff prior to the approval of a Certificate of Use or Occupational License, whichever occurs first.~~
7. Staff supervision shall be provided in the immediate surrounding area at the beginning and the end of the school day to control any possible traffic congestion and to ensure that student behavior (noise or loitering) does not become a nuisance to residents in the area. The applicant shall work with staff to properly address the drop off and pick up of the school children and provide a written implementation plan.
8. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
9. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property on Biarritz Drive and Rue Versailles, as well as the area at the rear and east of the building abutting Biarritz Court and apartment buildings.
10. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

11. A Modified Conditional Use Permit that lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit, Certificate of Occupancy, Certificate of Use, or Occupational License, whichever occurs first.
12. The establishment and operation of this Conditional Use Permit shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 5 day of February, 2009.

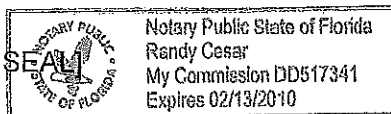
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5 day of February, 2009, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL



Notary: [Signature]
Print Name: Randy Cesar
Notary Public, State of Florida
My Commission Expires: 2/13/2010
Commission Number:

Approved As To Form:
Legal Department [Signature] (2-4-09)

**BOARD
APPLICATION
CHECKLIST**

MIAMI BEACH

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

Address: 6946 RUE VENDOME
File Number:

Date: 6-23-16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SEH)	X	
8	Provide four (4), 11"X17" collated sets, two (2) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions) <u>USED FILE</u>	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	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	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: MB

MIAMI BEACH


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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available	X	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan	X	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders	X	
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
45	Floor Plan (dimensioned)		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11) <i>hook up on & answering questions</i>	<i>Material w/mt</i>	<i>Sh 2</i>
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	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			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

Indicate N/A If Not Applicable

Initials:

mb

