

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: Sept 27, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB 0716-0042. 6946 Rue Vendome & 1021 Biarritz Drive**

REQUEST

The applicant, Damaris Zarling, is requesting a modification to a previously approved Conditional Use Permit, pursuant to Chapter 118, Article IX of the Miami Beach City Code. Specifically the applicant is requesting to expand the existing school located at 1021 Biarritz Dr. to the property located at 6946 Rue Vendome.

RECOMMENDATION

Approval with conditions

HISTORY/BACKGROUND:

Le Petit Papillon Montessori School was founded in 1999 and began operations at 6915 Rue Versailles and 1021 Biarritz Drive in what was originally the Normandy Day School in 1936.

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.

January 27, 2009

A modification to the Conditional Use Permit was approved in order to increase the capacity from 180 to 250 students.

ZONING / SITE DATA

Zoning: RM-1, Residential Multifamily Low Intensity Zoning District
Future Land Use: RM-1, Residential Multifamily Low Intensity Zoning District
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; 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; And lot 12, 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.

Surrounding Uses: See Zoning/Site map at the end of this report.

North: Residential and Commercial

South: Residential - Multifamily

East: Residential - Multifamily

West: Residential – Multifamily

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.**

Consistent – The use is consistent with the City’s Comprehensive Plan

2. **The intended Use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

Consistent – It appears that the proposed expansion will not degrade the levels of service for the surrounding area.

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

Consistent – An educational institution is allowed in the RM-1 district as a conditional use.

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

Partially Consistent - The proposed project should not adversely affect the general welfare of nearby residents if traffic and noise concerns are controlled. An increase of enrollment was previously approved by the board on January 27, 2009. No changes to the operation and no increase in enrollment are proposed as part of this modification.

5. **Adequate off-street parking facilities would be provided.**

Consistent – No changes to the operation and no increase in enrollment is proposed as part of this modification.

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

Consistent - The proposed project is not expected to adversely affect surrounding values; however, staff is recommending conditions to provide further safeguards.

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

Consistent – There are no other educational institutions located within the immediate area of the subject property:

ANALYSIS

The applicant is requesting to expand the property for the existing school, currently located at 1021 Biarritz Drive, to include the property located at 6946 Rue Vendome. 6946 Rue Vendome is currently operating as a multifamily building. As indicated by the applicant, the building will be converted to additional classroom space, and the rear of the site will be utilized to provide an additional outdoor play area. No increase in student capacity is proposed.

Le Petit Papillon currently has a license from the Department of Children and Families (DCF) for the operation at 1021 Biarritz Drive for 250 students.

The school hours will remain the same, from 8:30 AM to 3:00 PM. Drop-off time is from 8:30 AM to 9:00 AM and pick up time is from 2:30 PM to 3:00 PM. After School Activities pick-up time is from 3:00 PM to 3:45 PM. After school pickup is 3:45 PM.

Parking requirements for educational institutions are governed by Sec. 130-32 of the City Code, Parking District no.1, which requires 1 parking space per 15 seats in the main assembly room plus 1 parking space per classroom. There is no onsite parking at the school and no municipal or private parking lots near the proposed site. The addition of four classrooms requires four parking spaces (4 classrooms, or combination thereof). However, the building will receive a parking credit of 6 spaces as a 4 -unit residential building, thus avoiding the need to provide on-site parking for the expansion.

As previously approved, designated areas for drop-off and pick-up are located on both the Rue Versailles and the Biarritz sides of the school with marked "No Parking School Loading Zone" between the hours of 8:30 AM and 3:45 PM

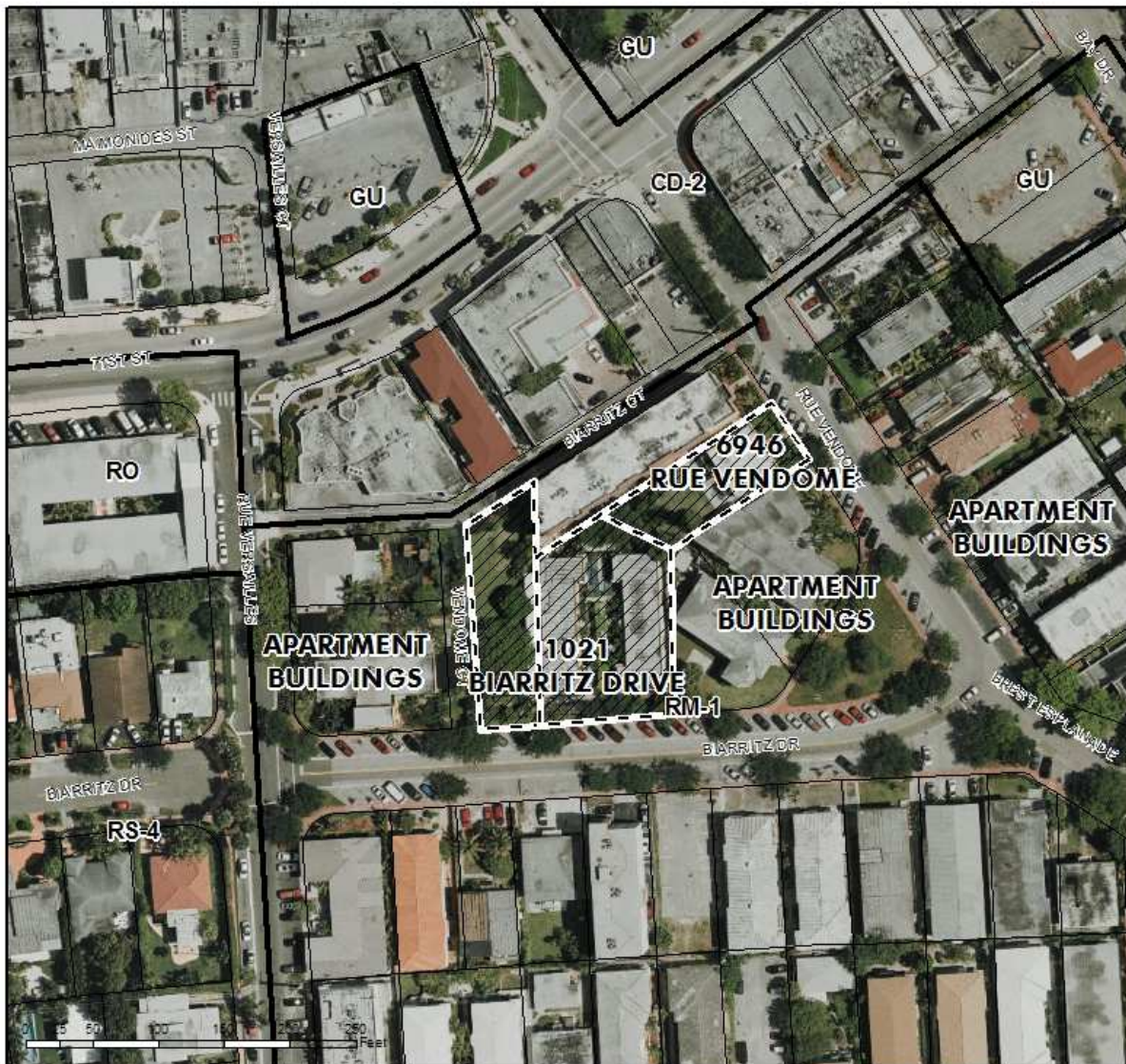
Staff is supportive of this application to modify the existing Conditional Use Permit to expand the existing school, while maintaining the same student capacity and operations.

STAFF RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application be approved subject to the additional conditions enumerated in the attached draft Order.

TRM/MAB/AG

ZONING SITE MAP



City of Miami Beach Planning Board
PB 0716-0042
6946 Rue Vendome & 1021 Biarritz Drive



The applicant, Damaris Zarling, is requesting a modification to a previously approved Conditional Use Permit, pursuant to Chapter 118, Article IX of the Miami Beach City Code. Specifically the applicant is requesting to expand the existing school located at 1021 Biarritz Dr. to the property located at 6946 Rue Vendome.

MIAMI BEACH
PLANNING DEPARTMENT

1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P 305.673.7550 www.miamibeachfl.gov

