

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: January 3, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB FILE No. 23162 (a.k.a. DRB16-0087)
2400 Pine Tree Drive

The applicant, Greater Miami Hebrew Academy, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new four-story educational building, including variances to exceed the maximum area for a sign, to waive the minimum required width for an interior drive aisle and to waive the minimum required width for driveway entrance in order to replace a vacant parcel of land. **(ITEM WAS APPROVED AT THE MAY 5, 2015 MEETING)**

RECOMMENDATION:

Approval of the (1) one-year Extension of Time

LEGAL DESCRIPTION:

See attached Exhibit 'A'

HISTORY:

The application was approved by the Design Review Board on May 5, 2015 subject to the conditions set forth in the "Final Order".

Original Approval Date: May 5, 2015
Order Expiration Date: November 5, 2016
Proposed Expiration Date: November 5, 2017

THE PROJECT:

The proposed new construction is in the building department permit process. The application and plans for Building Permit No. BC0616-0530 was applied for on 6/3/16 and has been reviewed twice by all of the associated disciplines. Staff recommends the request for an extension of time be approved to ensure that the permitting process commences.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the request for an extension of time be approved for a period not to exceed one (1) year from the expiration of the original approval as indicated in the Final Order for the project, subject to the conditions enumerated in the attached Draft Order.

TRM/JGM

Exhibit 'A'

FOLIO NUMBER: 02-3227-000-0092

LEGAL DESCRIPTION:

Commence at a appoint on the easterly line of Pine Tree Drive at the intersection with the northerly line of West 25th Street, as shown on the plat of FLAMINGO TERRACE EXTENSION, recorded in plat book 38, page 61, Public Records of Dade County, Florida, thence run southerly, along the easterly line of Pine Tree Drive for a distance of 374.96 feet to a point, thence run westerly, at right angle to said Easterly Line of Pine Tee Drive for a distance of 150.00 feet to the Point of Beginning; thence continue Westerly along the extension of the last described course for a distance of 299.03 feet; thence deflect to the right 161°03'09" and run northerly for a distance of 131.14 feet to a point, thence deflect to the left 71°03'09" and run northerly for a distance of 207.42 feet to a point., thence run easterly, at right angles to the easterly line of Pine Tree Drive for a distance of 175.00 feet to a point; thence run southerly, parallel to the easterly line of Pine Tree Drive for a distance of 250.00 feet to the point of beginning. Said lands located, lying and being in the City of Miami Beach.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: January 3, 2017

FILE NO: DRB 23162 (a.k.a. DRB16-0087)

PROPERTY: **2400 Pine Tree Drive**

APPLICANT: Greater Miami Hebrew Academy

LEGAL: See attached **Exhibit 'A'**

IN RE: The Application for a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new four-story educational building, including variances to exceed the maximum area for a sign, to waive the minimum required width for an interior drive aisle and to waive the minimum required width for driveway entrance in order to replace a vacant parcel of land. **(ITEM WAS APPROVED AT THE MAY 5, 2015 MEETING).**

ORDER

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

The applicant submitted information establishing, among other things, that delays were encountered in permitting the project. The foregoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within eighteen (18) months of the original Design Review Approval.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact and the staff report and analysis, which is adopted herein, including the recommendation, that a one (1) year extension of time to obtain a full building permit (which one [1] year period shall run from the expiration date of the original approval, which was on November 6, 2016) is granted for the above-referenced project conditioned upon the following, to which the applicant has agreed:

1. A full building permit, not a foundation or shell permit, for the project shall be obtained by November 5, 2017.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This Extension of Time shall run concurrent with any other Extensions of Time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Exhibit 'A'

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