



BaseCamp305

Upper Elementary / Middle School
251 Washington Avenue
HPB22-0554

March 14, 2023



Vision

- World-class education available in South Beach
- Leverage best elements of multiple teaching methodologies
- Core focus on Project Based Learning (PBL)
- Neighborhood friendly location South of Fifth

Inspiration

- Project-based
- Emphasis on exploratory learning
- STEAM (STEM plus art)
- Technology savvy – early robotics, programming, etc.
- Multi-lingual exposure
- Montessori style activities (hands-on / tactile)
- Khan Academy Kids online learning program
- Organic meals
- Healthy lifestyle / yoga / outdoor activities
- Manners / respect / practical life lessons

BaseCamp

Word Origin

noun

A main encampment providing supplies, shelter, and communications for persons engaged in wide-ranging activities, as exploring, reconnaissance, hunting, or mountain climbing.

BaseCamp305

Base

Foundation
Family
Friends
Values
Manners
Respect
Confidence
Curiosity
Intuition
Methodology
Knowledge

Camp

Explore
Adventure
Discover
Learn
Build
Communicate
Compete
Invent
Imagine
Dream
Execute

305

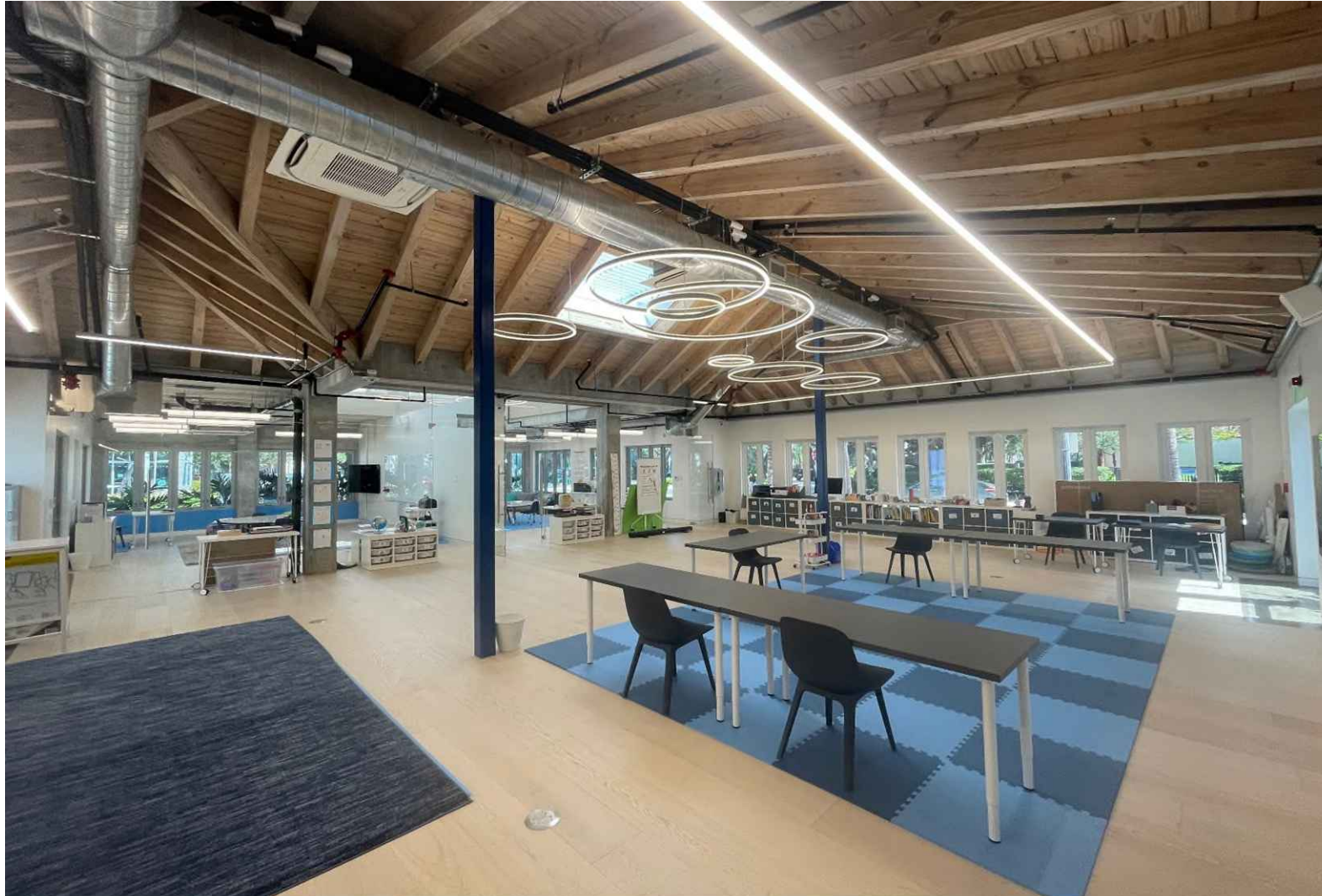
Neighborhood
Environment
Sustainability
Awareness
Healthy
Organic
Outdoors
Active
Culture
Sunshine
Ocean

Meet our current school

224 2nd Street (Grades Pre-K – 2nd Grade)



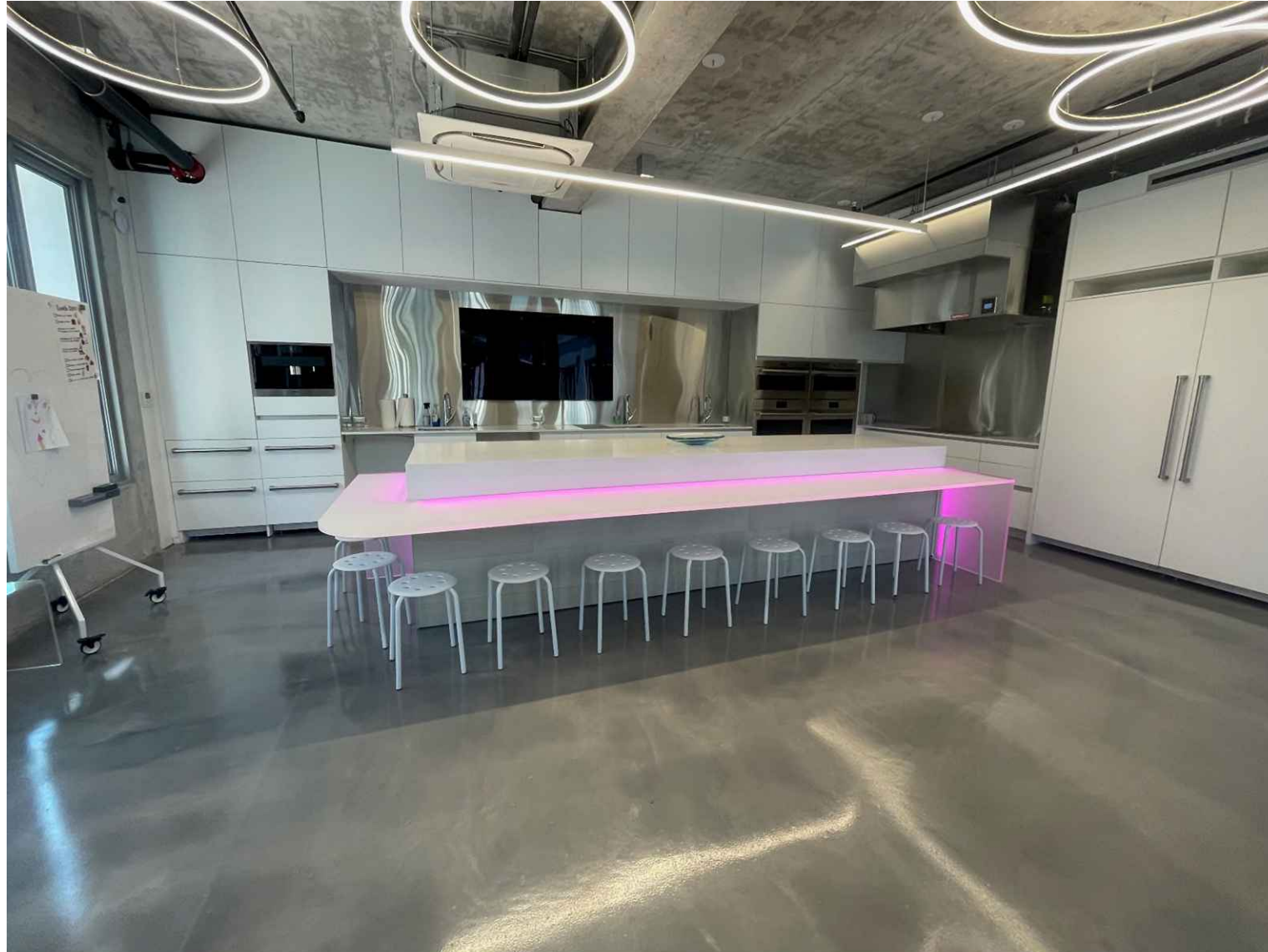
224 2nd Street - MakerSpace



224 2nd Street - Classrooms



224 2nd Street – Learning Kitchen



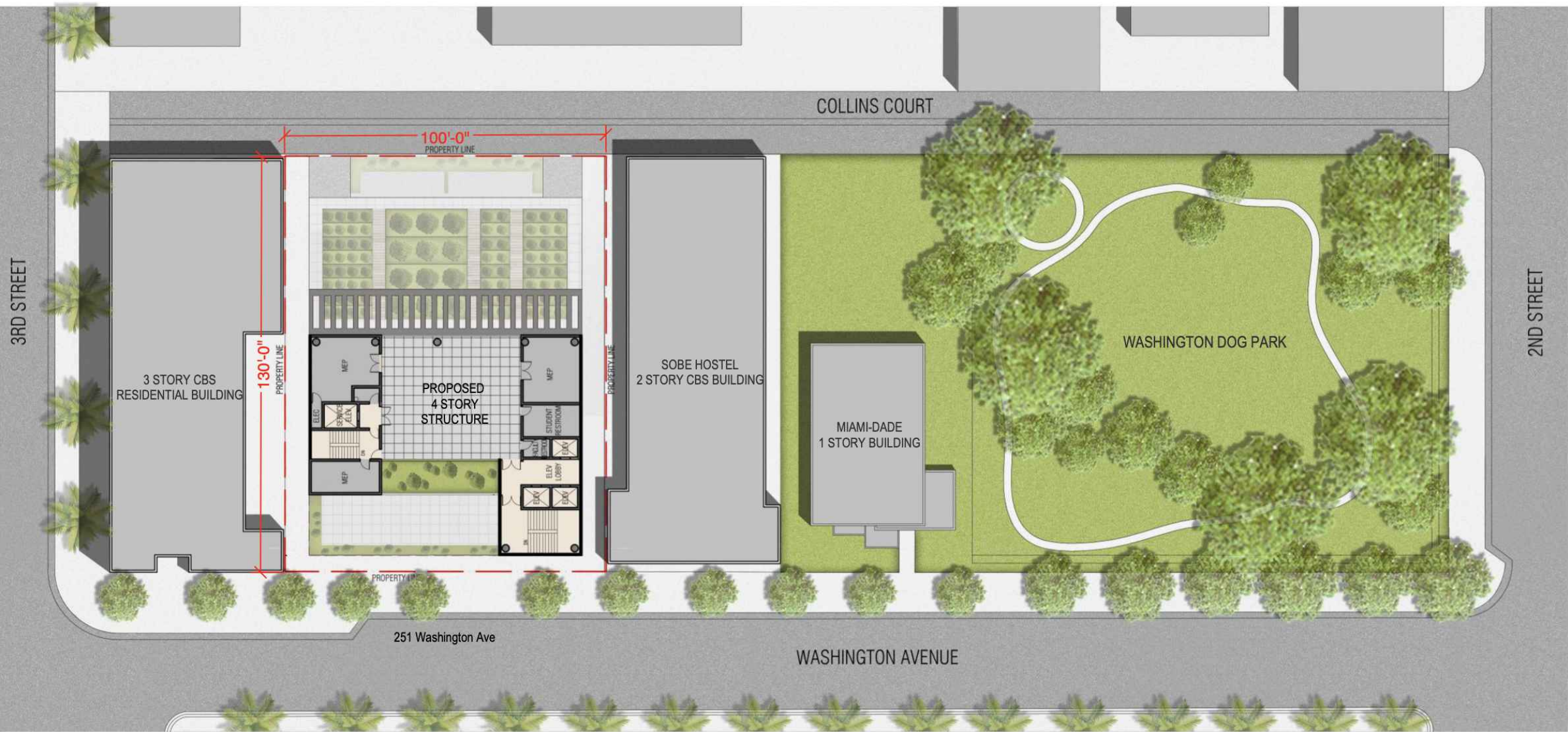
251 Washington Project

251 Washington – Upper Elementary & Middle School



Aerial Photograph of Property



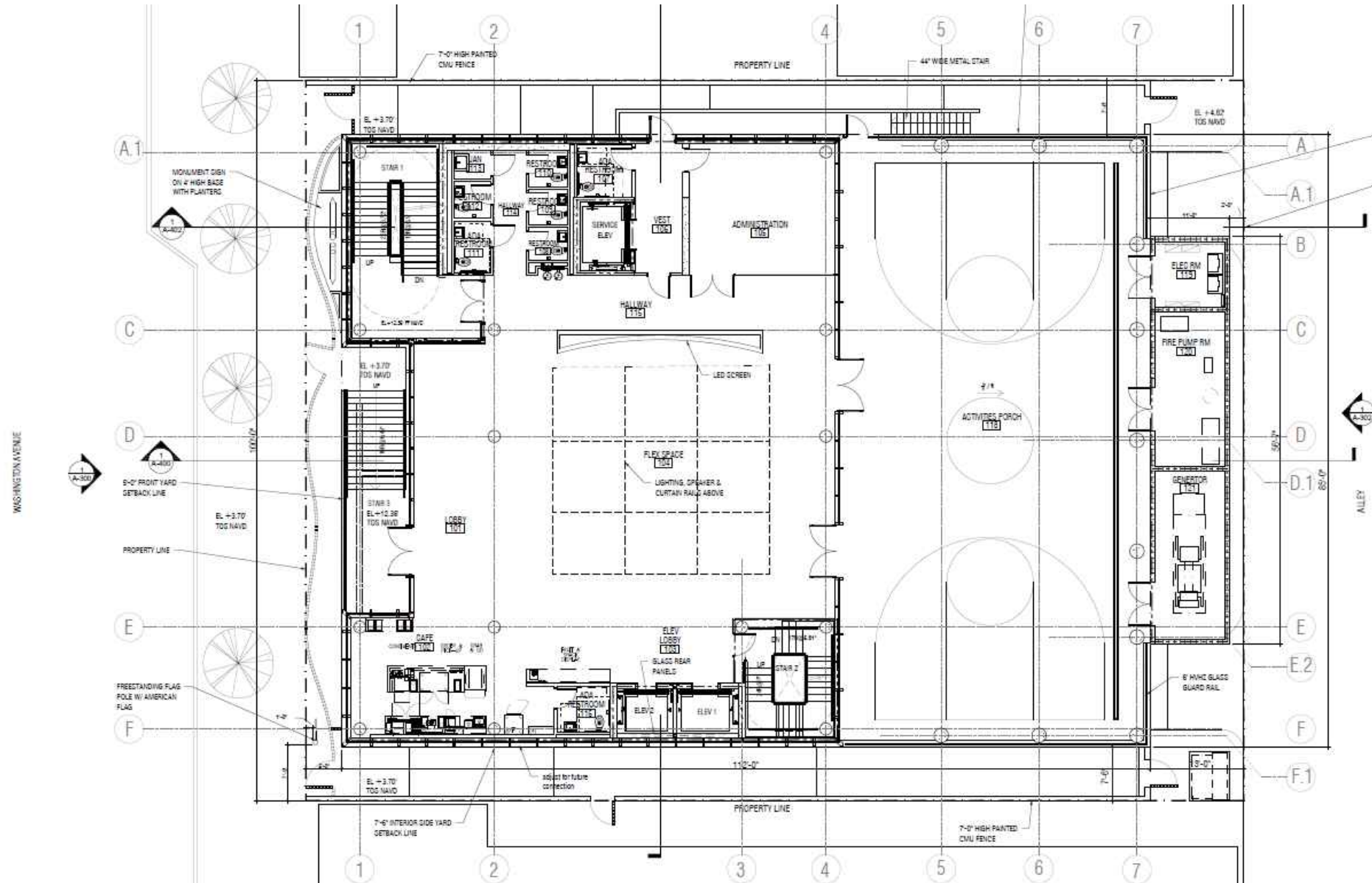




WASHINGTON AVENUE



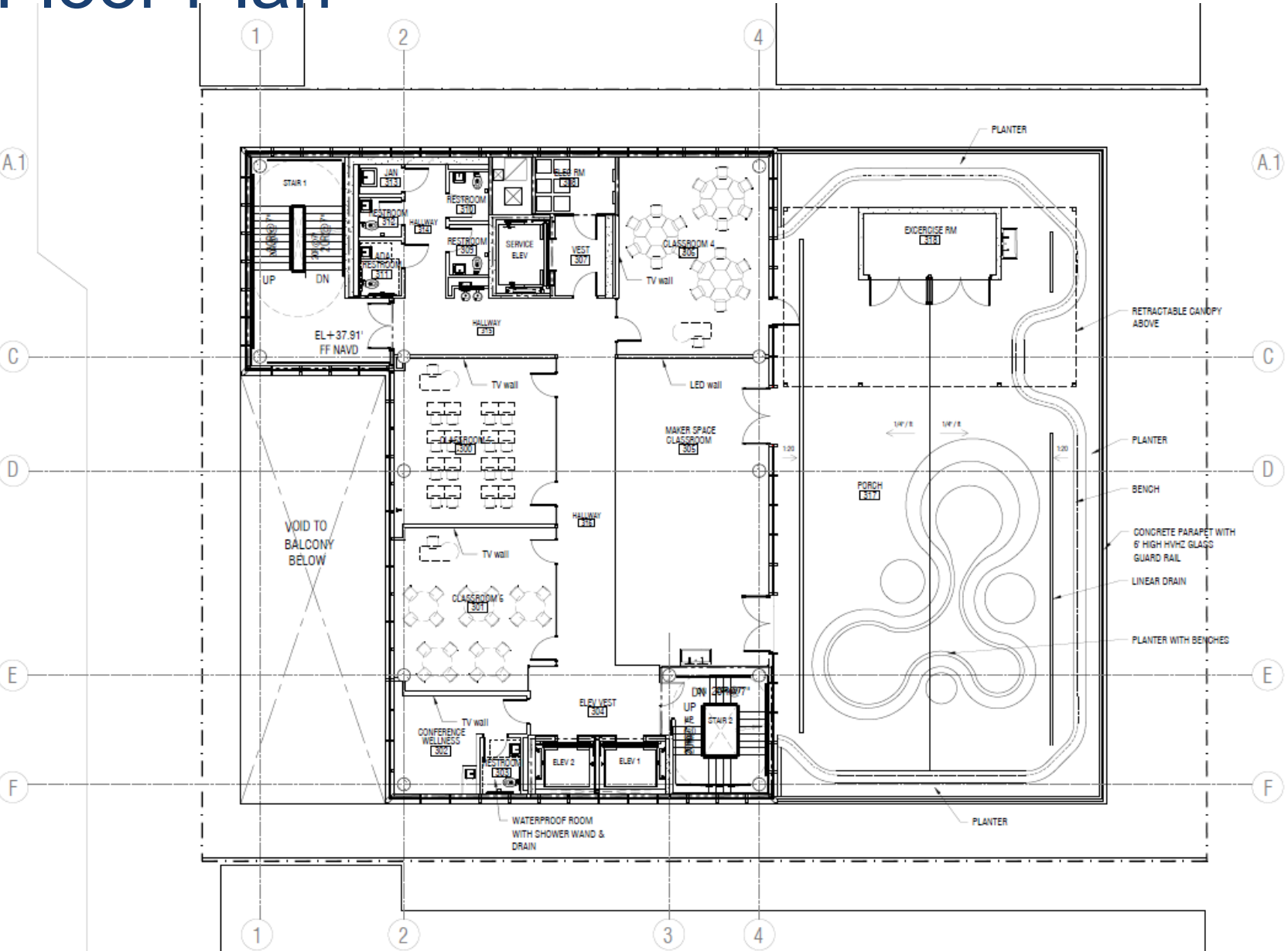
First Floor Plan



Second Floor Plan



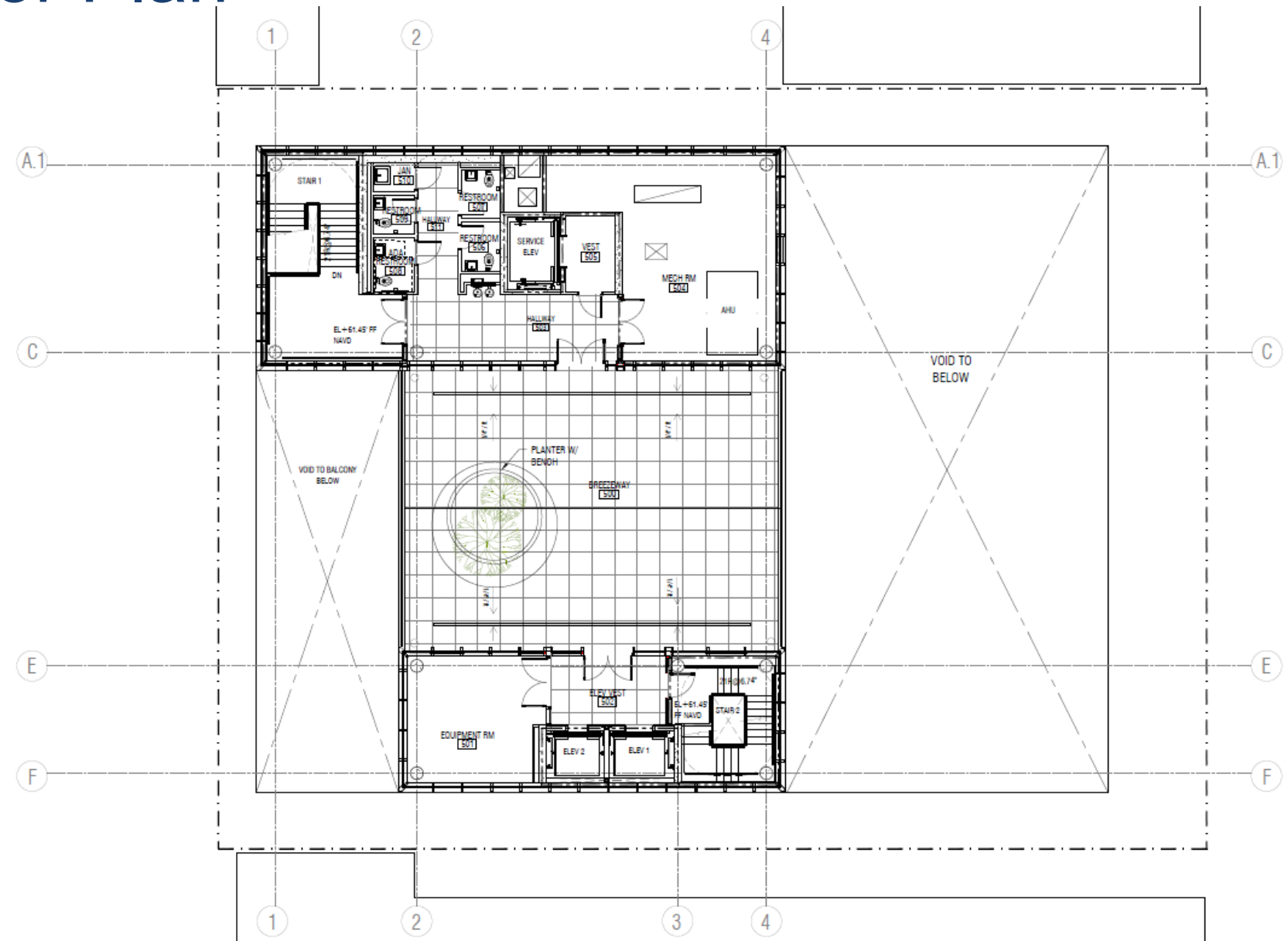
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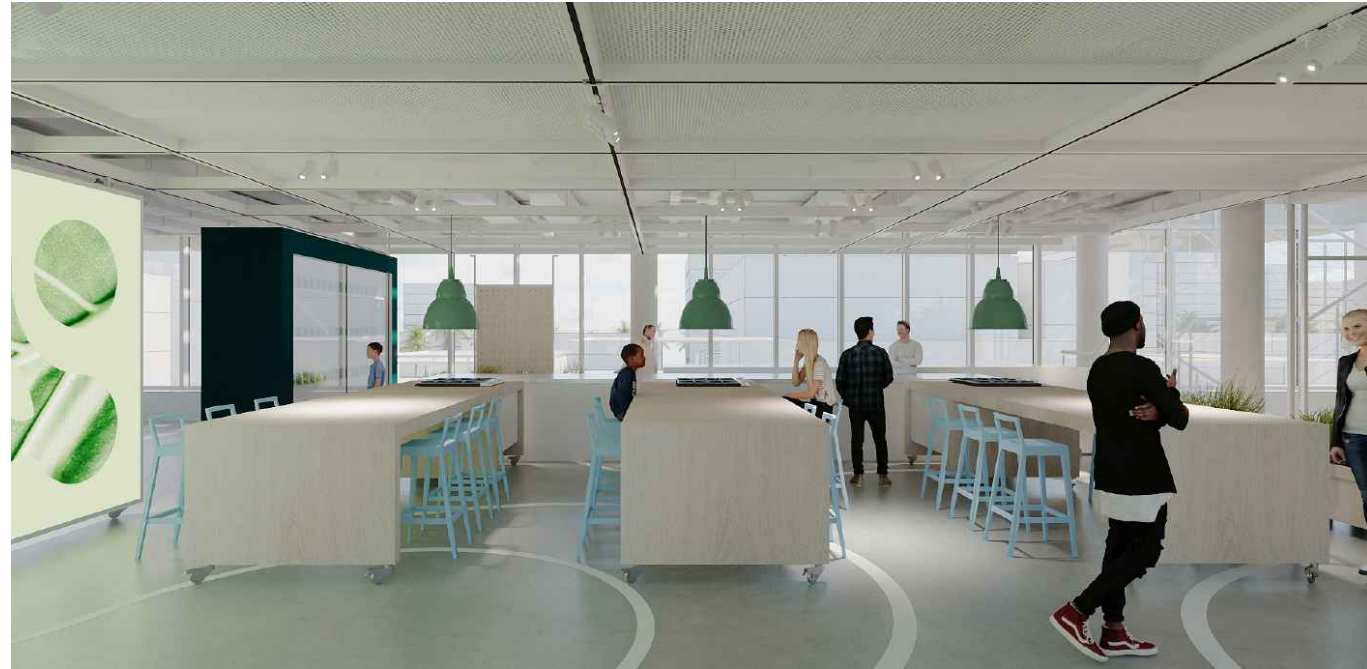
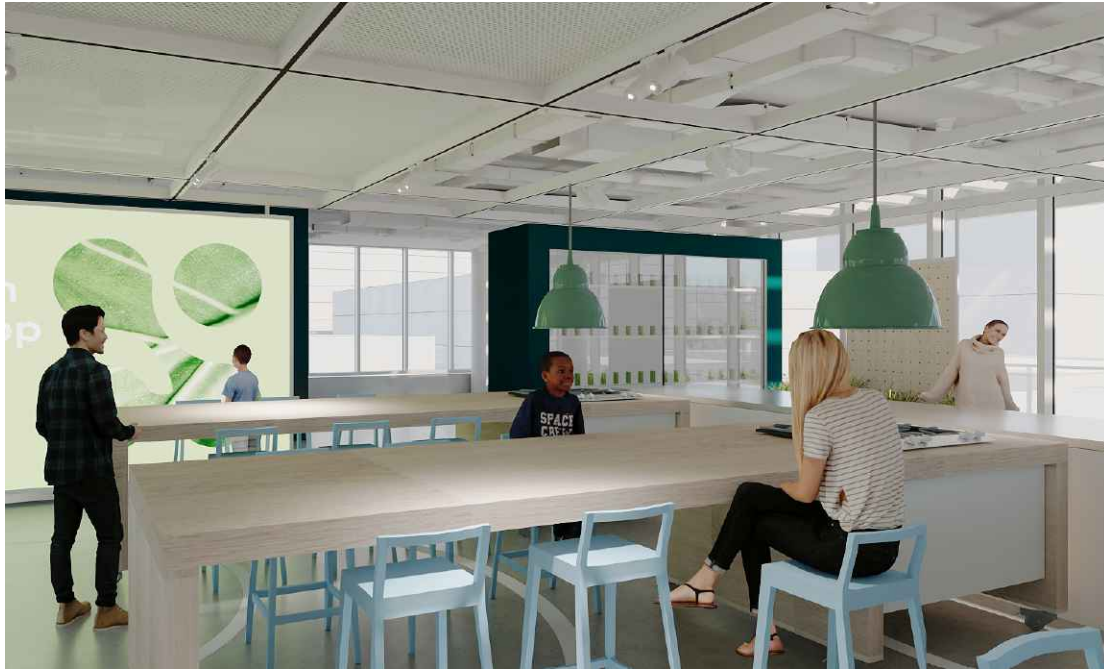
Roof Floor Plan



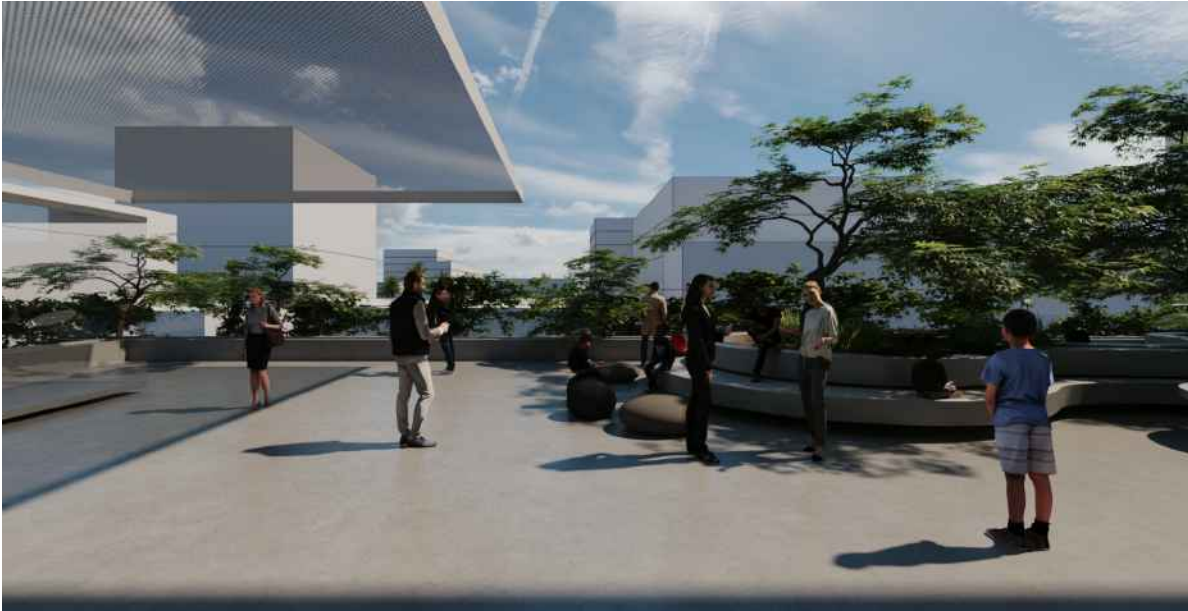
MakerSpaces



Kitchen / Cafeteria



3rd Floor Patio



Alley – Life Safety Area



Prior Development Approvals

Prior Development Approvals

- Historic Preservation Board

File No. HPB22-0513, July 12, 2022

Certificate of Appropriateness for the construction of new educational facility.

- Planning Board

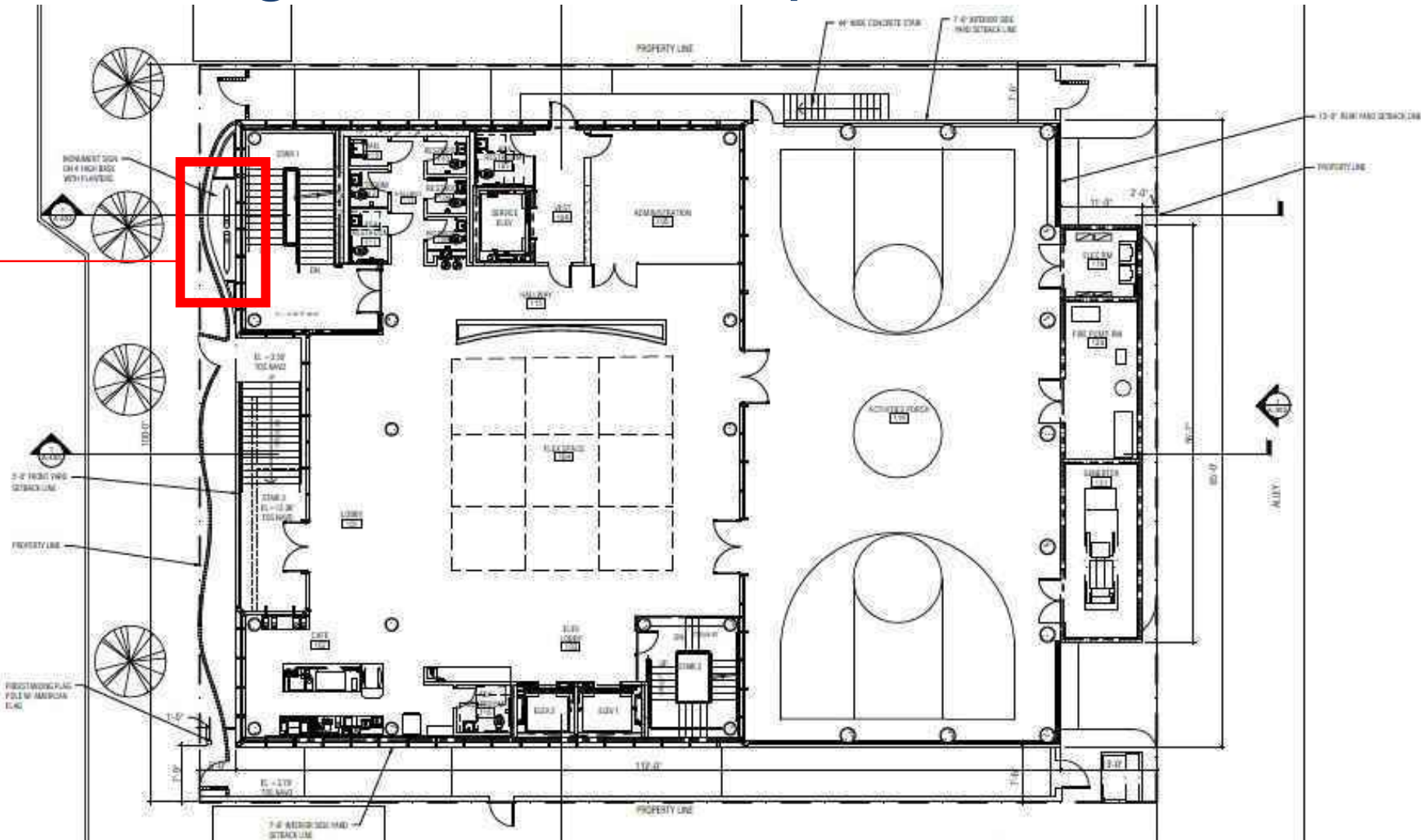
File No. PB22-0497

Modified Conditional Use Permit for an educational institution in an RPS-3 zoning district.

Variance Requests

Monument Sign Variance Requests 1,2, and 3

Monument
Sign



Monument Sign Variance Requests 1,2, and 3

- Request 1 – Height Variance

Allow sign to be 13' in height, where 10' in height is the maximum permitted.

- Request 2 – Area Variance

Allow sign to be 90 square feet in area, where 15 square feet of area is the maximum permitted.

- Request 3 – Front Setback variance

Allow sign to be located within 1' of the property line in the front yard, when a setback of 5' is required.

Monument Sign Variance Requests 1,2, and 3

- Justification:

To permit a monument sign at the school.

Adds artistic interest from the pedestrian level.

Important for school branding and adds a sense of place for the students.

Monument Sign Rendering

Monument
Sign



Location of School Flagpole Variance Request No. 4

- Request 4 – Front Yard Setback

Allow a detached flagpole to be located within 1' of the property line in the front yard, when a setback of 10' is required.

Location of School Flagpole Variance Request No. 4

- Justification:

Allow a flagpole to be placed in the front of the Property, as is traditional.

Feature at all educational institutions.

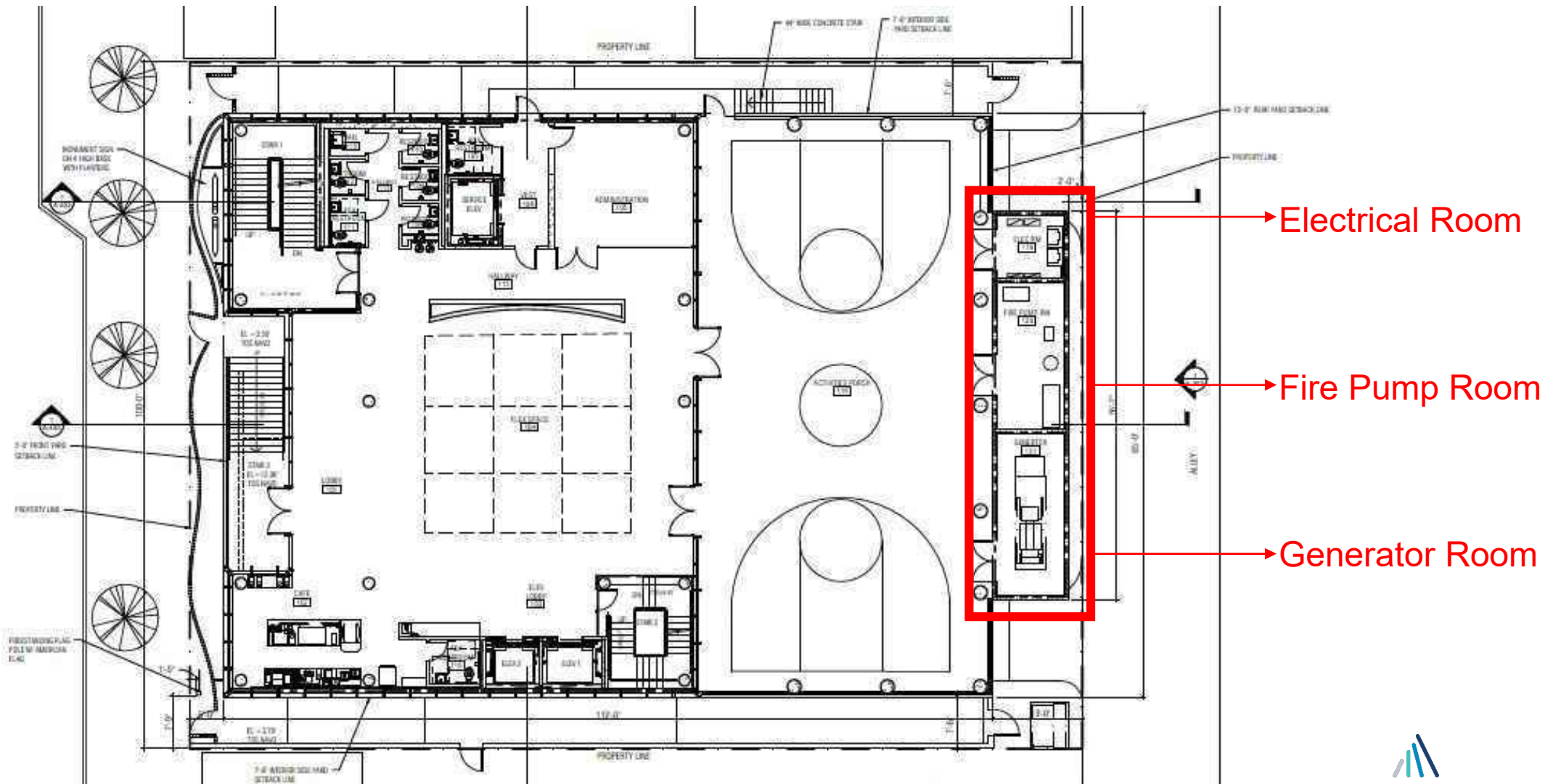
Proposed location enhances architecture.

Flagpole Rendering



Flag Pole

Life Safety Equipment Variance Requests 5 and 6



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Life Safety Equipment Variance Requests 5 and 6

- Request 1:

Allow a rear pedestal setback of 2' when 13' is required, to permit life safety equipment and a generator on the first floor within the rear setback; and

Allow a rear at-grade parking lot setback at 0', when 5' is required to permit an FPL transformer on the the southeast corner of the lower-parking level of the Property.

- Request 2:

Allow an interior side at-grade parking lot setback to at 0', when 5' is required.

Life Safety Equipment Rendering



Life Safety
Equipment

Life Safety Equipment Variance Requests 5 and 6

- Justification:

Allow life safety equipment and a generator to be located on the first floor within the rear setback.

Allow an FPL transformer to be located at the southeast corner of the lower-parking level of the Property.

School cannot be built without providing the life safety equipment, generators, and FPL transformer in the rear.

Life Safety Equipment Rendering

FPL
transformer



Collins Court Analysis (Between 1st and 3rd Street)



100 Block of Collins Court

- View from alley facing south towards 2nd Street
- 100 Collins Avenue (The Mercury Hotel)
 - 1' rear setback



100 Block of Collins Court

- View from alley facing south towards 2nd Street
- 100 Collins Avenue (The Mercury Hotel)
 - 1' rear setback



100 Block of Collins Court

- View from alley facing south towards 2nd Street
- 100 Collins Avenue (The Mercury Hotel)
 - 1' rear setback



100 Block of Collins Court

- View from alley facing south towards 2nd Street
- 227 1st Street (SoBe Prime Tobacco)
 - 2' rear setback



100 Block of Collins Court

- View from alley facing south towards 2nd Street
- 136 Collins Avenue (Story Nightclub)
 - 4'-7" rear setback



100 Block of Collins Court

- View from mid-alley facing north towards 3rd Street
- 119 Washington Avenue (Elite Parking)
 - 3'-1" rear setback



100 Block of Collins Court

- View from mid-alley facing north towards 3rd Street
- 119 Washington Avenue (Elite Parking)
 - 3'-1" rear setback



200 Block of Collins Court

- View from alley facing south towards 2nd Street
- 200 Collins Avenue
 - 0' rear setback



200 Block of Collins Court

- View from mid-alley facing south towards 2nd Street
- 220 Collins Avenue
 - 0' rear setback
 - Possible encroachment onto right of way



200 Block of Collins Court

- View from 2nd Street facing north towards 3rd Street
- White building is 259 Washington Ave
 - 0' setback
 - (Immediate neighbor to the north)



200 Block of Collins Court

- View from 3rd Street facing south towards 2nd Street
- White building is 259 Washington Ave
 - 0' setback
 - (Immediate neighbor to the north)



200 Block of Collins Court

- View from 2nd Street facing north
towards 3rd Street
 - White building is 235 Washington
Avenue
 - 0' Setback
 - (Immediate southern neighbor)



251 Washington Avenue – OPENING FALL 2024



A photograph of three children in a classroom setting, overlaid with a semi-transparent blue filter. On the left, a girl in a red shirt holds a globe. In the center, a girl with long brown hair and safety goggles looks intently at something off-camera. On the right, a boy with blonde hair and safety goggles also looks in the same direction. A white model of a wind turbine is visible in the foreground on the right. The text 'Thank you!' is written in white, sans-serif font across the middle-left of the image.

Thank you!