

# Operations Plan

Private School



**515 Jefferson Avenue**

**Miami Beach, Florida**

**July 13, 2025**

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# CONCEPT

The vision for this site is to repurpose the vacant storefronts with a temporary private school. Currently, BaseCamp305, located at 224 2<sup>nd</sup> Street, has educational capacity for students Pre-Kindergarten to Second Grade. This project will serve as a gap location for approximately twenty-four (24) students from third for fifth grade until the construction of a new school building at 251 Washington Avenue is complete.

The proposed location is strategically located between a residential neighborhood, businesses, and offices. There are few private school options in the area and the intent is for this to be a temporary school focused on families living in Miami Beach south of 30<sup>th</sup> Street. The public schools in the area are highly regarded and very good options; however, they are all crowded and have high student-teacher ratios per classroom. BaseCamp305 serves a specific community needs for families to choose the environment that best fits their child's needs, style, and interests. This project will be crucial to temporarily serve the existing BaseCamp305 students before the new school building is constructed.

The Property at 515-529 Jefferson Avenue will foster a safe environment for growth and development of the child. The school's foundations are based on STEAM and project-based learning with awareness on sustainability, health and nutrition. The proposed design includes an outdoor play area to accommodate physical fitness and outdoor learning.

# STUDENT CAPACITY

The school will enroll a maximum of twenty-four (24) students. The ages of the students will be between eight (8) and eleven (11) years old. The school consist of two classrooms and one assembly room. The assembly room will be a makerspace for one or two of the classes at a time. There will also be a gated play area directly outside of the classrooms.

## **DROP-OFF/ PICK-UP**

The school will efficiently utilize access from Jefferson Avenue and Meridian Court. Vehicle access and parking will be from Jefferson Avenue or Meridian Court as is currently done for the existing surface parking lot. Pedestrian and bicycle access will also be from Jefferson Avenue or Meridian Court.

The expected hours of operation will be between 7:00 AM and 3:00 PM, with classes beginning at 8:00 AM. Classes will end in a staggered manner between 2:00 PM and 3:00 PM. This intentionally permits sufficient drop-off and pick-up time.

Drop-off and pick-up will occur on site. The property will also incorporate bicycle racks to accommodate a capacity of fifteen (15) bicycles for school employees and parents. As a school, located within a mix of residential and businesses and based on the experience at existing location, the majority of students and teachers walk, bike, or utilize the Miami Beach Trolley to and from school.

## **STAFFING**

The site will have a maximum of eleven (11) teachers and staff members.

## **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 parking spaces accessible from Jefferson Avenue or Meridian Court. A security gate will remain open during business hours and close during non-business hours. Staff will have secured access to the gates and student entrances. Additionally, the school will hire an off-duty Miami Beach Police Department Officer during school hours.

# DELIVERIES & COLLECTIONS

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

All deliveries will be received on-site in the existing parking lot. Deliveries will only be accepted outside of the school arrival and dismissal periods. Large, non-frequent deliveries will be directed to park in freight and commercial loading zones in the area, located on 6<sup>th</sup> Avenue and Jefferson Avenue. Please see below an excerpt of the Parking Department's Map.



Trash collection will similarly occur on the east side of the property from Meridian Court. Collection will take place during the City's regularly scheduled times for this property. At this time, trash collection occurs on Mondays and Thursdays and recycling collection occurs on Wednesdays.