

PB25-0767

515 Jefferson Avenue



Agenda Item No. 21

Project Team



RYAN ALDERMAN ARCHITECT

Kimley »» Horn



Property Location



Request

1. Conditional use approval for a private school pursuant to Section 7.2.15.3.b of the Resiliency Code

Temporary Interim Site for Twenty-Four (24) Students while Approved New Educational Facility at 251 Washington Avenue is being Completed.

basecamp305 Concept

1. School dedicated to the creativity and learning of high-achieving students in Miami Beach.
2. Approval for new state-of-the-art facility at 251 Washington Avenue.
3. Temporary location for 24 students from 3rd grade to 5th grade.

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 251 Washington Avenue

FILE NO: PB22-0497, a.k.a. PB 19-0304

IN RE: An application has been filed requesting modifications to a previously issued conditional use permit for an educational institution in an RPS-3 zoning district, specifically, the applicant is requesting modifications to the previously approved temporary structure to provide a new four-story permanent structure, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

LEGAL DESCRIPTION: Lot 14 and 15, Block 8, of the Ocean Beach Fla., according to the plat thereof, recorded in Plat Book 2, Page 38 of the public records of Miami Dade County, Florida.

MEETING DATE: ~~June 21, 2022-September 24, 2019~~

MODIFIED CONDITIONAL USE PERMIT

The applicant, BaseCamp305, Inc., filed an application with the Planning Director for a Conditional Use Permit to operate an educational institution. Notice of the request for Conditional Use 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 record for this matter:

That the property in question is located in the RPS-3, Residential performance standard, medium-high density Zoning District;

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 Ordinance;

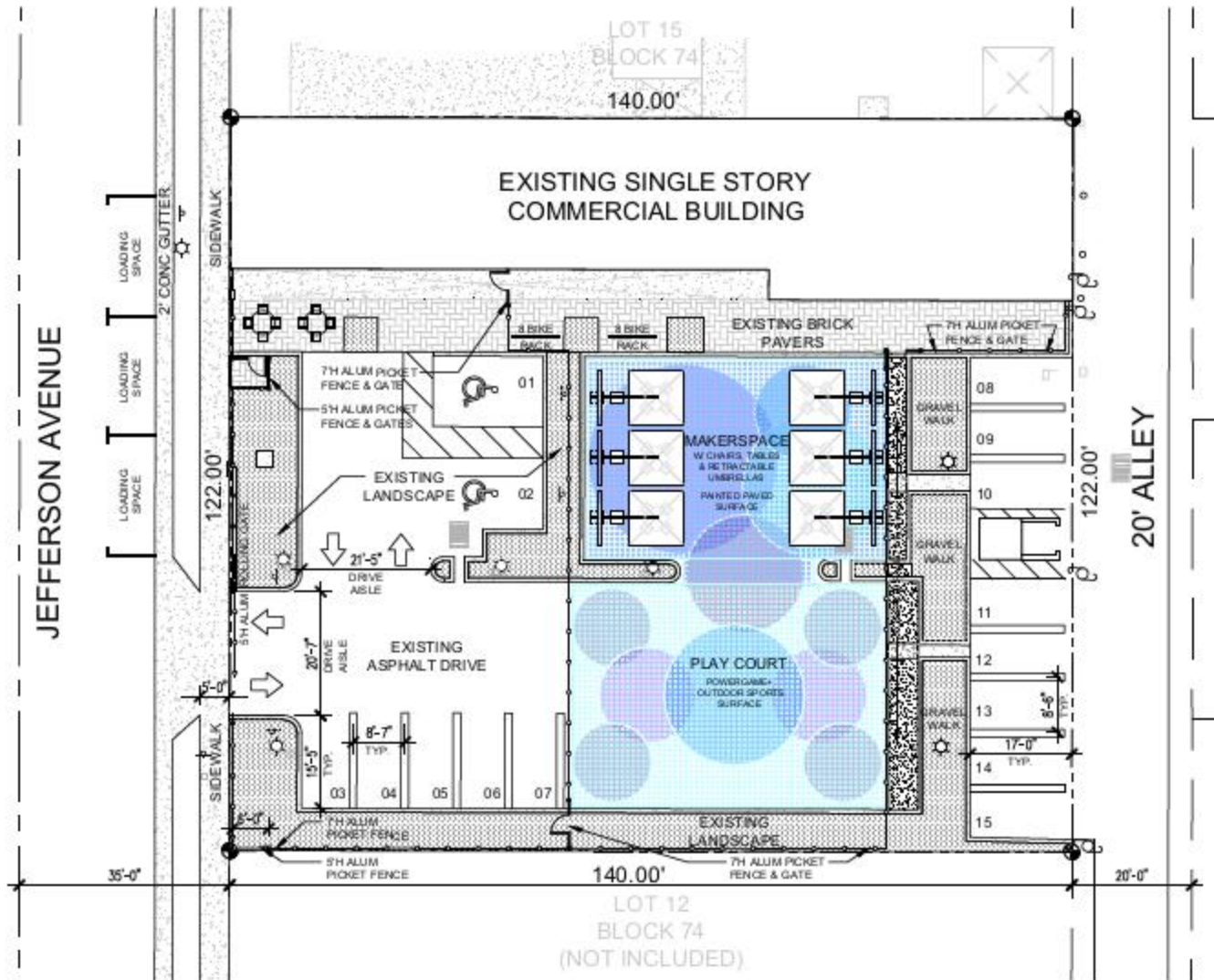
That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

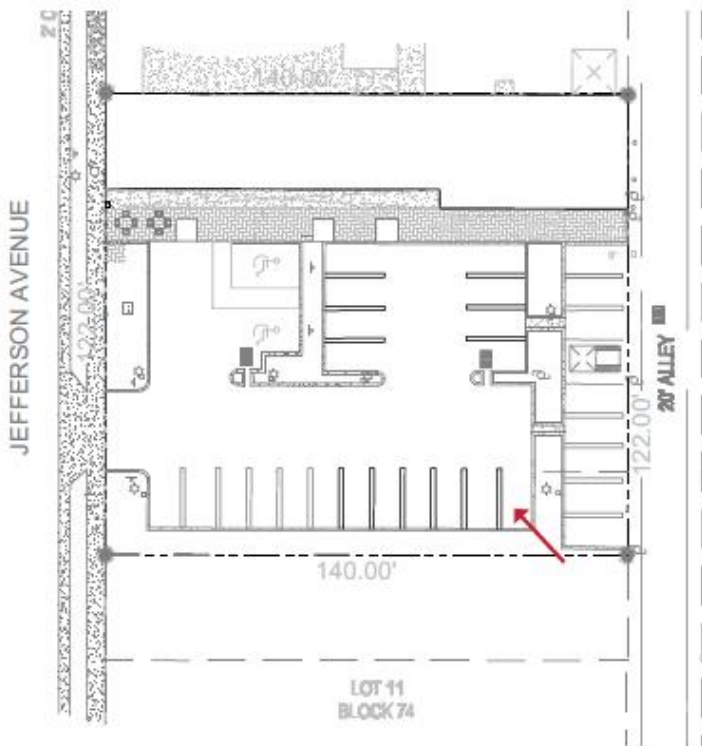
IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the Conditional Use Permit as requested and set forth above be **GRANTED**, subject to the conditions listed below:



Proposed Site Plan

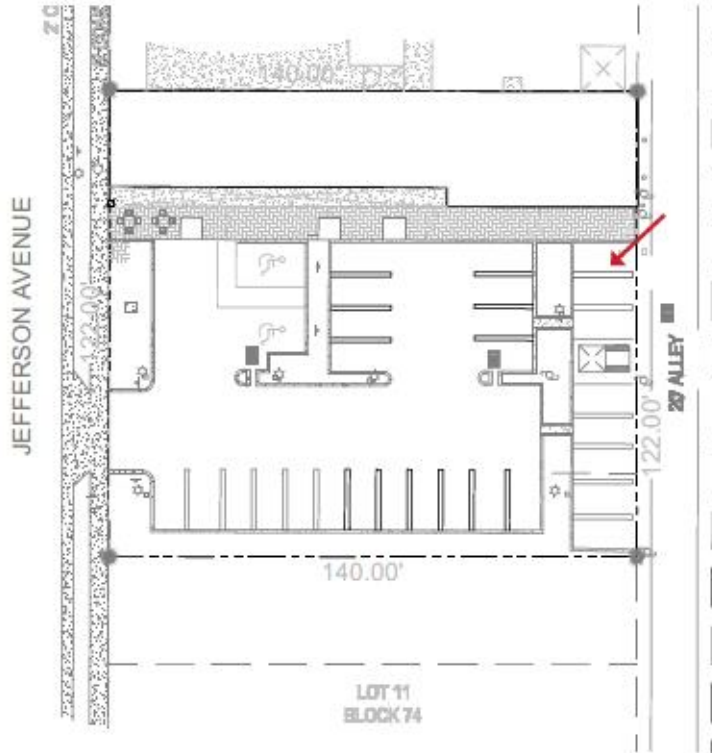


Context Images



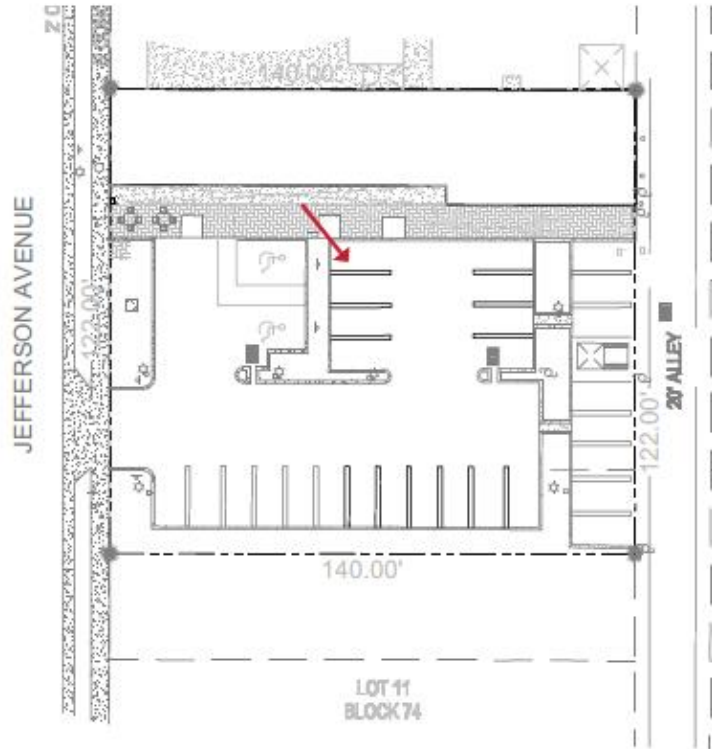
PHOTOS TAKEN MAY 2, 2025

Context Images



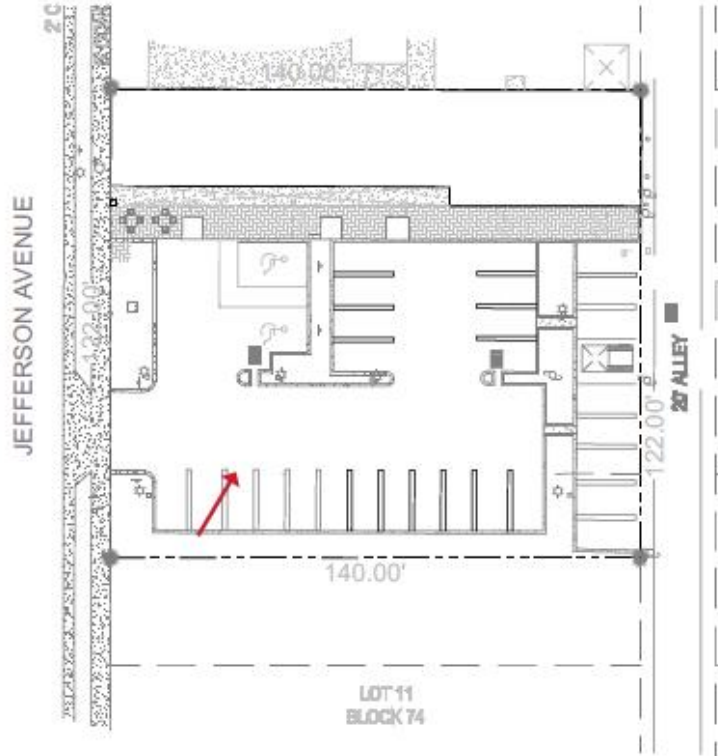
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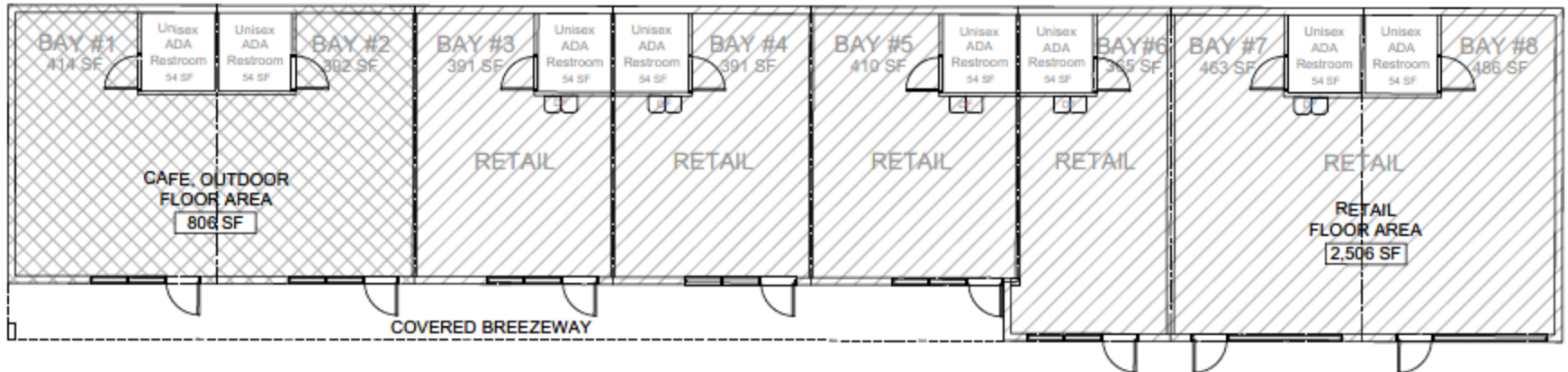
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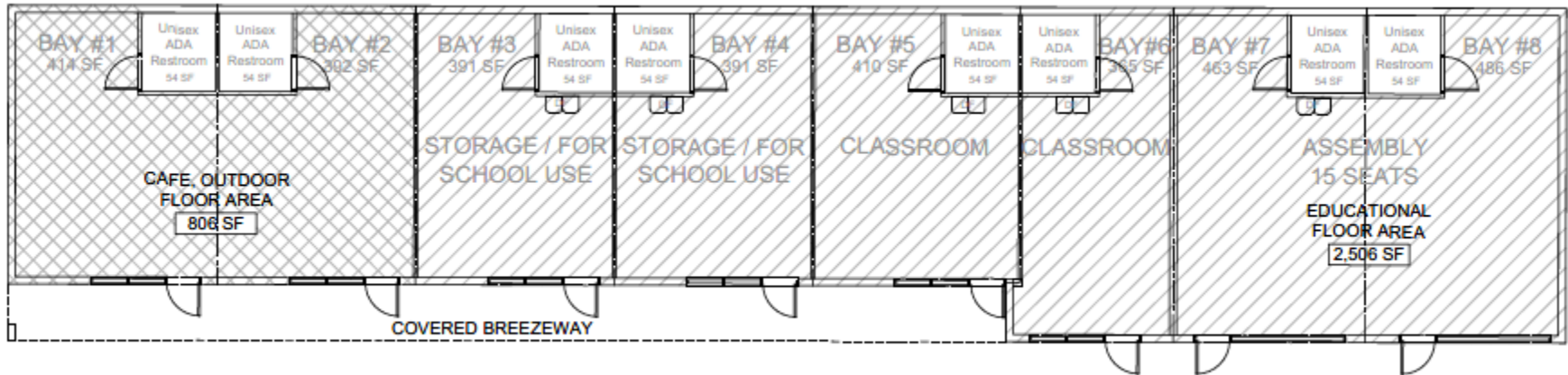


PHOTOS TAKEN MAY 2, 2025

Existing Floor Plan



Proposed Floor Plan



Overall Operation Details

Drop-off/pick up	7:00 AM – 3:00 PM	Monday - Friday
School Hours	8:00 AM – 3:00 PM	Monday – Friday
Deliveries	3:00 PM – 8:00 PM	Monday – Sunday
Trash	-	Mondays / Thursdays

Approved State-of-the-art facility



Approved State-of-the-art facility



Thank You

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