

MIAMI BEACH  
PLANNING DEPARTMENT  
Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: September 9, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



For TRM

SUBJECT: **PB25-0767. 515 Jefferson Ave – Private School.**

An application has been filed requesting a conditional use approval for an educational institution in a CPS-2 zoning district, pursuant to Chapter 7, Article II, Section 7.2.15.3 of the Miami Beach Resiliency Code.

**RECOMMENDATION**

Approval with conditions.

**ZONING / SITE DATA**

Legal Description: Lot 12, less the South 28 feet thereof, and all of Lots 13 and 14, Block 74, Ocean Beach Addition No. 3, according to the plat thereof as recorded in Plat Book 2, Page 81, Public Records of Miami- Dade County, Florida.

Zoning: CPS-2, Commercial Performance Standard, General Mixed-Use Commercial

Future Land Use Designation: CPS-2, Commercial Performance Standard, General Mixed-Use Commercial (CPS-2)

Local Historic District: Ocean Beach Historic District.

Surrounding Uses:

North: Commercial  
West: Residential multifamily  
South: Commercial (gas station)  
East: Residential multifamily

**THE PROJECT**

The applicant has submitted plans entitled “515 Jefferson Ave, Miami Beach” as prepared by Ryan N Alderman Architect, dated July 12th, 2022.

The plans show the proposed modifications to an existing single story building (3,312 SF), with two (2) classrooms, outdoor playground, storage room, and an assembly area that occupies a maximum of 15 seats. The applicant is proposing a school to accommodate approximately twenty-

four (24) students from third for fifth grade. It will serve as a temporary facility until a new school, which has been previously approved, is constructed at 251 Washington Avenue. The applicant is providing fifteen (15) parking spaces and the three loading spaces will remain along Jefferson Avenue. Vehicle access and parking will be from the rear alley and Jefferson Avenue. (see analysis).

### **COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:**

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Resiliency Code Art. 5, Sec. 2.5.2.2:

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 project is consistent with the Comprehensive Plan and will not require an amendment to the Future Land Use Map.

2. **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.**

**Consistent** – The proposed use is not anticipated to degrade the LOS for the surrounding area below the thresholds that have been established.

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

**Consistent** – The CPS-2 zoning district allows an educational institution as conditional use.

4. **The public health, safety, morals and general welfare will not be adversely affected.**

**Consistent** – The proposed, relatively small educational institution, is not expected adversely affect the general welfare of nearby residents.

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

**Consistent** – The educational institution is located within the Ocean Beach Local Historic District, and the applicant is providing five (15) onsite parking spaces. The applicant is providing the minimum parking spaces required of one space per 15 seats in the main assembly room, plus one space per classroom.

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

**Consistent** – The proposed project will be operated in compliance with all applicable State, County and City codes and regulations and with proper controls and safeguards. This use is not expected to have a detrimental impact on the surrounding properties or neighborhood

values. The operation of this facility would be consistent with the mixed-use character of the immediate area.

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

**Consistent** – There are no similar uses located nearby. The proposed school should not have a negative impact on the surrounding neighborhood.

8. **The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.**

**Not Applicable** – This is an existing building.

9. **Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.**

**Consistent-** Vehicle and pedestrian access, will be available on both Jefferson Avenue and Meridian Court (alley) as is the case for the current parking lot.

10. **In addition to the foregoing criteria, a housing impact statement, as defined in section 1.2.2.1, if applicable, shall be mandatory for planning board review of any proposal that contains at least one existing residential unit, except for single-family homes. The housing impact statement shall be provided for tracking purposes and to inform future policy discussions of the board and/or the City Commission but may not serve as a basis for the approval or denial of a conditional use application.**

**Not Applicable** –Residential uses are not part of this project.

**COMPLIANCE WITH ASSEMBLY USE CRITERIA:**

Standards for assembly uses. In reviewing an application for assembly use, the Planning Board shall apply the following review criteria instead of the standard review guidelines listed in sec. 2.5.5.2:

1. **Whether a proposed operations plan has been provided, including hours of operation, number of employees, and other operational characteristics pertinent to the application, and that such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.**

**Consistent-** The applicant has provided an operation plan. 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 P.M. The school is modest and will not have any adverse impacts to the neighboring properties and neighborhoods. The site will have a maximum of eleven (11) teachers and staff members.

2. **Whether a plan for the delivery of supplies has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.**

**Consistent** - 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 6th Avenue and Jefferson Avenue.

3. **Whether the design of the proposed structure is permitted by the regulations in the zoning district in which the property is located, and complies with the regulations of an overlay district, if applicable.**

**Not Applicable** - The design of the existing building will remain the same. No changes to the exterior of the façade are proposed.

4. **Whether a proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking for the use in the zoning district in which the property is located.**

**Consistent** -The applicant is providing the minimum number of required parking spaces.

5. **Whether an indoor and outdoor circulation plan for the occupants of the use has been provided that facilitates ingress and egress to the site and structure.**

**Consistent** - Details of the ingress and egress are specified in the operation plan. The school will utilize access points from both Jefferson Avenue and Meridian Court to ensure efficient circulation. Vehicle access and parking will continue to operate from these locations, consistent with the existing surface parking lot configuration. Pedestrian and bicycle access will also be accommodated from Jefferson Avenue and Meridian Court.

6. **Whether a security plan for the establishment and supporting parking facility, if any, has been provided that addresses the safety of the institution and its users and minimizes impacts on the neighborhood.**

**Consistent**- All external access points will remain secured during school hours to ensure student and staff safety. Vehicle drop-off and pick-up will be limited to designated on-site parking areas accessible from Jefferson Avenue and Meridian Court. A security gate will remain open during school hours to facilitate access and will be secured outside of school hours. Authorized staff will maintain secured access to both the gates and student entry points. In addition, the school will retain an off-duty Miami Beach Police Department Officer during school hours to provide enhanced security and oversight.

7. **Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the**

**neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

**Not Applicable** - A traffic circulation analysis was not required by the Transportation Department for this project.

- 8. Whether a noise attenuation plan has been provided that addresses how noise will be controlled in and around the institution, parking structures or areas, and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

**Consistent** – Noise from parking, deliveries and sanitation is not expected to be excessive.

- 9. Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

**Consistent-** 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.

- 10. Whether the proximity of the proposed structure to adjacent and nearby residential uses creates adverse impacts and how such impacts are to be mitigated.**

**Consistent-** The block between 5th Street and 6th Street is comprised of a mix of commercial, office, and retail uses, with the South Shore Community Center situated immediately north of 6th Street. The surrounding residential uses benefit from the vitality created by this established mix of land uses. The proposed private school is not anticipated to generate adverse impacts.

- 11. Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

**Consistent-** The property consists of an existing one-story retail structure, and prolonged vacancy would likely result in greater adverse effects on adjacent and nearby properties than the proposed school use. The introduction of a high-quality educational institution is expected to enhance neighborhood safety and stability, consistent with similar outcomes observed at other private school sites, such as the location at Washington Avenue and 2nd Street, where increased security measures and police presence have provided a measurable community benefit.

### **STAFF ANALYSIS**

This application is for a proposed conditional use permit to allow for a private school in an existing one-story structure. The applicant proposes the temporary use of six (6) vacant storefronts to accommodate upper elementary classrooms. Since the opening of BaseCamp305 at 224 2nd Street, the applicant has prioritized securing adequate instructional space to support students as

they advance in grade levels. A new educational facility has been approved at 251 Washington Avenue, however construction of that facility will not be completed in time for the 2026–2027 academic year. As such, the proposed temporary location will serve as an interim site for approximately twenty-four (24) students in grades three through five. The proposed use of the property will provide a safe and appropriate environment for children and families, in proximity to nearby parks and community facilities, including the South Shore Community Center.

**Parking**

The site is located in Parking District No. 1. The proposal complies with the required parking based on the expected number of students. The minimum parking is one space per 15 seats in main assembly room, plus one space per classroom. The applicant proposes two classrooms with one assembly area that will contain 15 seats. In this case, the applicant will provide 15 on-site parking spaces which will satisfy the parking requirement for tier 1.

**Drop-Off/Pick-up**

Access will be from Jefferson Avenue and Meridian Court. The vehicular drop-off and pick-up will occur within the private parking area on the rear of the property via Meridian court.

Pedestrian access will be available from either the front or rear of the property. Students will be permitted to arrive between 7:00 AM and 8:00 AM and pick-up can occur between 2:00 PM and 3:00 PM. In addition, the applicant is expecting that a few parents and guardians will walk to drop-off and pick up the children. The property will also have bicycle racks available.

**Security**

All external access points will be secured during school hours. Staff will have secure access to all entry gates. Additionally, the school will hire an off-duty Miami Beach Police Department Officer or armed security guard during school hours.

**STAFF RECOMMENDATION**

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

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 515 Jefferson Avenue

**FILE NO:** PB25-0767

**IN RE:** An application has been filed requesting a conditional use approval for an educational institution in a CPS-2 zoning district pursuant to Chapter 7, Article II, Section 7.2.15.3 of the Miami Beach Resiliency Code.

**LEGAL**

**DESCRIPTION:** Lot 12, less the South 28 feet thereof, and all of Lots 13 and 14, Block 74, Ocean Beach Addition No. 3, according to the plat thereof as recorded in Plat Book 2, Page 81, Public Records of Miami- Dade County, Florida.

**MEETING DATE:** September 9, 2025

**CONDITIONAL USE PERMIT**

The applicant, 515 Jefferson Ave, 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 CPS-2, Commercial Performance Standard, General Mixed-Use Commercial 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:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date

- of the issuance of a Certificate of Use for the school and at that time, the Board shall determine if further Progress Reports are necessary.
2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Resiliency Code, Sec. 2.5.2.5.
  3. This Conditional Use Permit is issued to 515 Jefferson LLC. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
  4. The maximum number of children in the facility shall be limited to the lesser number of students authorized by this CUP (24 students), or the number of students approved by the Department of Children and Families in accordance with applicable licensing requirements. Any increase of this number shall require a modification of this Conditional Use Permit.
  5. The regular hours of operation shall be as proposed by the applicant, school days from 7:00 AM to 3:00 PM, except for school-related functions and activities such as, but not limited to, teacher meetings, student orientations, art or science fairs, plays, awards ceremonies, or holiday events, which may occur outside of the regular hours of operation.
  6. The rear courtyard use shall be limited to school days from 8:30 am to 3:00 pm.
  7. The applicant shall be responsible for instructing the staff and the parents to not double-park or block the street, sidewalks and the driveways.
  8. School staff personnel shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.
  9. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
  10. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a business tax receipt.
  11. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
  12. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified certificate of use.
  13. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the

Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

- 14. 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.

Dated \_\_\_\_\_

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael Belush, AICP  
Planning & Design Officer  
For Chairman

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

\_\_\_\_\_  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

{NOTARIAL SEAL}

Approved As To Form:  
Legal Department: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Planning Board: \_\_\_\_\_ ( )