

**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:

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PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

Page 2 of 4

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 City Code Sec. 118-194 (c).
3. This Conditional Use Permit is issued to BaseCamp305, Inc. 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 of the number of students authorized by this CUP (40 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~~ 5:00 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 5:00 pm.
7. The applicant shall be responsible to instruct 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. The rear courtyard shall incorporate noise absorption barriers on the north, south and west sides, subject to the review and approval of staff. The ceiling and walls shall include sound attenuating materials to minimize the impact of noise on the residential buildings, subject to the review and approval of staff.
10. Any business identification signs shall be submitted to staff for review and approval before installation.
11. The applicant shall address the following Transportation and Mobility requirements:
 - A. The applicant is required to submit a signed and sealed pavement, marking and signage plans signed and sealed by a registered professional engineer in the State of Florida prior to Building Permit approval. This should include the design of the egress driveway connection to the alley which should provide for sufficient sight distance and required visibility at the stop-controlled.

PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

Page 3 of 4

intersection.

- B. The applicant is required to provide a typical section of the Collins Court alley between 2nd Street and 3rd Street. The design typical section should meet the City of Miami Beach's minimum design standards for a primary driveway connection.
- C. The applicant is required to submit and maintain a detailed school arrival and drop off traffic operational plan. This should include exhibit that depicts the location of the planned on-site staff that will be positioned at the parking lot and drop off loop to ensure adequate internal traffic circulation. The traffic operational plan should note whether bus service will be provided for students.
12. The applicant shall provide an updated Operations Plan that is consistent with the revised conditions of this Conditional Use Permit, subject to the review and approval of staff.
13. 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. 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.
15. 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.
16. 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.
17. 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.
18. 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.

7/28/2022 | 4:15 PM EDT

Dated _____

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RM

PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

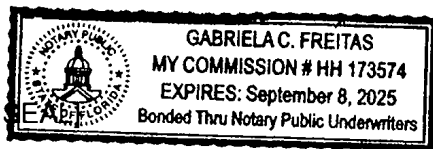
Page 4 of 4

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Rogelio Madan
BY: _____
Rogelio A. Madan, AICP
Chief of Community Planning and Sustainability
for Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20th day of July, 2022, by Rogelio A. Madan, Chief of Community Planning and Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL

Gabriela C. Freitas
Notary:
Print Name: Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: Sept. 8, 2025
Commission Number: HH173574

Approved As To Form: _____
Legal Department _____ (7/28/2022 | 3:19) PM EDT
DocuSigned by:
[Signature]
8D8CB88CCAB8460

Filed with the Clerk of the Planning Board on _____ (7/29/2022 | 9:14) AM EDT
DocuSigned by:
Jessica Gonzalez
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