



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: October 16, 2013

SUBJECT: **REFERRAL TO THE PLANNING BOARD –
PROPOSED AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS
AND COMPREHENSIVE PLAN TO ACCOMMODATE THE REDEVELOPMENT
OF THE TALMUDIC UNIVERSITY PROPERTY LOCATED AT 4000 ALTON
ROAD**

ADMINISTRATION RECOMMENDATION

Refer an Ordinance Amendment to the Planning Board for consideration and recommendation.

BACKGROUND/ANALYSIS

On April 17, 2013, at the request of Commissioner Libbin, the City Commission referred a discussion item to the Land Use and Development Committee, regarding the redevelopment of the Talmudic University property located at 4000 Alton Road.

The Talmudic College at 4000 Alton Road is seeking to expand its current facilities, including the construction of new residential buildings, as well as the use of adjacent, surplus FDOT parcels for additional development. The subject property is currently zoned RM-2, Multi-Family Medium Intensity. The existing school and associated residential are allowable uses within the RM-2 district both as of right, and through the Conditional Use process. Pursuant to Section 142-217 of the City Code, the maximum height limit for the property at 4000 Alton Road is 6 stories / 60 feet.

In order to accommodate a proposed expansion of the master plan for the University, the owners of the property are proposing the following:

1. A code amendment that would increase the maximum allowable height on the site from the current 6 stories / 60 feet to 8 stories / 80 feet.
2. A re-zoning of the adjacent surplus FDOT parcels from the current 'GU' to 'RM-2'.
3. A Comprehensive Plan Amendment to change the Future Land Use Designation for the adjacent surplus FDOT parcels from the current 'ROS' to 'RM-2'.

The expansion plan proposed by the Talmudic College appears to be consistent with all applicable regulations and requirements of the City Code and the Comprehensive Plan. Additionally, the proposed location of the new structures on the site would comply with the contemplated changes to the development regulations, currently pending before the Planning Board and endorsed by the Land Use Committee, which would create a significant buffer between the existing single family zone across Alton Road, to the immediate east of the subject property.

Agenda Item C4B
Date 10-16-13

Planning staff has met with the representatives of the University on a number of occasions and believe that the scale and form of the proposed expanded master plan is evolving in an appropriate direction. It should also be noted that any expansion of the master plan at the subject site, regardless of whether the amendments to the Code proposed herein move forward, would still require separate approvals from the Planning Board and the Design Review Board, as part of the development review process.

On September 23, 2013, the Land Use and Development Committee referred the item to the Planning Board as an Ordinance amendment.

CONCLUSION

The Administration recommends that the Mayor and the City Commission refer an Ordinance Amendment to the Planning Board for consideration and recommendation.


JLM/JM/JRGL/TRM

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