



MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: October 23, 2013

SUBJECT: **DISCUSSION REGARDING THE CREATION OF AN OVERLAY DISTRICT INCLUDING AND ADJACENT TO, OR POSSIBLE REZONING OF, THE PROPERTY LOCATED AT 1729 LENOX AVENUE TO ACCOMMODATE ADDITIONAL CHILDREN AT THE TEMPLE BETH SHMUEL MONTESSORI SCHOOL**

BACKGROUND

On September 11, 2013, at the request of Mayor Bower, the City Commission referred a discussion item to the Land Use and Development Committee, to consider the creation of an overlay district including and adjacent to, or the possible rezoning of, the property located at 1729 Lenox Avenue to accommodate additional children at the Temple Beth Shmuel Montessori school.

At the April 13, 2011 City Commission meeting, a discussion on the possible re-zoning of the property at 1729 Lenox Avenue was referred to the Land Use and Development Committee (Item C4F) at the request of Mayor Bower. The matter was tabled by the Committee prior to any discussion of the issue. No further action was taken.

ANALYSIS

The Cuban-Hebrew Congregation of Miami is located on the north side of 17th Street, between Lenox and Michigan Avenues. The congregation operates a day care center within the synagogue, and in 1719 Lenox Avenue, a single family home on the adjacent parcel to the north, which is owned by the congregation (both properties are zoned RM-1, Residential multifamily). The existing Conditional Use Permit was approved by the Planning Board on April 23, 2002, and last modified in 2008.

In the past, the congregation has proposed to purchase the property at 1729 Lenox Avenue, the single family home adjacent to the north of the existing daycare facility at 1719 Lenox Avenue. The property at 1729 Lenox Avenue is zoned RS-4, residential single family, which specifies that no other main permitted use is permitted other than a single family dwelling. Limited "family daycare facilities may be permitted by State Statute; however, a commercial daycare facility is not a permitted use in the RS-4 district.

The referral to the Land Use Committee in April 2011 generated concern among Palm View residents, who voiced concern over the potential rezoning of the single family home at 1729 Lenox, citing fears of commercial intrusion into the Palm View historic district single family

neighborhood. The matter was tabled by the Land Use Committee until such time as the Congregation initiated outreach to the surrounding neighborhood and held community meetings to attempt to achieve consensus on the matter.

CONCLUSION

The Administration recommends that the Cuban Hebrew Congregation initiate further dialog with the residents of the surrounding Palm View neighborhood, and come back to the Committee for further action.

RL
JLM/JMJ/RGL/TRM



MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

To: Jimmy Morales, City Manager
From: Matti Herrera Bower, Mayor
Date: September 4, 2013
Re: Referral to Land Use and Development Committee

Please place on the September 11, 2013 City Commission Agenda a consent item to refer a discussion regarding the creation of an overlay district including and adjacent to, or possible rezoning of, the property located at 1729 Lenox Avenue to accommodate additional children at the Temple Beth Shmuel Montessori School to the next Land Use and Development Committee meeting.

Should you have any questions, please contact Gabrielle Redfern at extension 6157.

Thank you.

MHB/ fgr