

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: January 26, 2021

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 19-0309 , aka File No 2151. 709, 721, 725 and 745 Alton Road – Baptist Health.**

BACKGROUND

February 25, 2014

A Conditional Use Permit was granted by the Board, for the construction of a commercial building including retail and/or restaurant uses on the ground floor, parking on the second and third levels, office space on the fourth level, and an amenity terrace on the roof level.

December 15, 2014

A discussion item was heard by the Planning Board, at which time the applicant asserted that the Conditional Use Permit that was granted did not prevent the operation of the entire building as a medical office building and requested that the Board clarify the conditions by affirming this understanding. The Planning Board did not reach this conclusion and the applicant agreed to request a modification to the Conditional Use Permit to expressly allow a medical office use for most of the facility.

January 28, 2015

The Planning Board first considered a modification to expand the uses within the building to include medical offices, a diagnostic center, outpatient surgery facilities, an urgent care center, and a physical therapy facility. At this hearing, the board heard almost five hours of testimony relating to the application. The Planning Board had concerns over the possible impacts to the neighborhood and recommended additional studies to determine if there is likely to be an impact from the various proposed medical-type uses, identified as, amongst other things, an urgent care center, outpatient surgery center; diagnostic center. At the time of this review, the City Code did not define urgent care, outpatient surgery or a diagnostic center.

The Planning Board requested study of the impacts to the community, and specifically, the neighborhood, as it relates to these types of medical uses, and location. The Planning Board also requested that the consultant performing the studies address the impact of the uses, the operational plans for such uses and the intensity of the uses. The Board continued the item to a date certain of March 24, 2015

- March 24, 2015* The matter was continued to a date certain of May 26, 2015, in order for the applicant to prepare and have peer reviewed a detailed operation report. On May 26, 2015, the item was continued to a date certain of June 23, 2015.
- June 05, 2015* The Procurement Department issued a Request for Letter of Interest (RLI) No. 2015-198-JR, to procure the services of a firm to peer review an Operation Plan developed by Baptist Health South Florida for proposed services to be offered at 709 Alton Road for a healthcare facility. Only (1) one firm responded to the RLI, and it was determined that the respondent met all requirements of the solicitation.
- June 23, 2015* The application was continued to a date certain of July 28, 2015.
- July 28, 2015* The Planning Board approved a modification to the Conditional Use Permit in order to allow the use of the building for medical offices and related uses. The permit limited the site to an urgent care facility, ambulatory outpatient surgical center for gastroenterology procedures only, rehabilitation center and diagnostics. The subject building was subsequently permitted and is now operational.
- July 13, 2018* A Business Tax Receipt (BTR) was issued (BTR004141- 05-2018.)
- Sept. 24, 2019* After a lengthy discussion regarding the operation of the facility, the Board approved a modification to the Conditional Use Permit in order to expand medical related uses within the existing building.
- November 19, 2019* The progress report was held per condition No. 2 of the modified CUP. Since the operation was not at full capacity, the Board continued the progress report to January 26, 2021.

PROGRESS REPORT

The applicant is before the Board pursuant to Condition #2 of the modified CUP (attached) as follows:

2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. The applicant shall appear before the Planning Board for a progress report within six (6) months from the issuance of the BTR. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. 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, including traffic mitigation measures, 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).

As of the writing of this report, staff did not find any open violations specific to the operation of the facility.

Transportation and Traffic

On November 19, 2019, and as required in Condition 2. of the CUP, the applicant submitted a post-construction traffic impact evaluation of the facility, which included manual traffic counts over two days. As indicated by TrafTech Engineering, Inc., the subject facility had an actual traffic impact that is 35% to 65% of the impact assumed and evaluated for the project.

In 2019 the facility was operating at 30% capacity, as indicated by the applicant; this is substantiated by the noted traffic counts. The applicant indicated that they anticipate reaching full capacity in approximately ten (10) years.

The Transportation Department indicated that the revised traffic study was sufficient and that the driveway and parking are underutilized and below the trip generation figures in the original traffic impact study. The Transportation Department also noted some safety concerns with the existing on-street parking spaces on Alton Road south of 7th Street. These concerns have been addressed. Additionally, the applicant installed signage on the walls of the building in the ground floor garage entrance and designated a drop-off area within the building at ground level.

For this Progress report the applicant was not required to provide a traffic impact evaluation of the facility.

As stated by the applicant, the onset of the global COVID-19 pandemic, which occurred shortly after the last progress report, has significantly delayed the ramp-up of the proposed facility. The utilization of the facility for the above-described medical services has been directly affected by the pandemic, as well as the public health responses adopted by federal, state, and local governments. As such, the overall utilization of the facility is little changed from the prior progress report.

STAFF RECOMMENDATION

Staff recommends that the Board discuss the progress report and due to the current underutilization rate as noted above, schedule a progress report for July 2022.