



January 7, 2019

To: Planning Board Members

Cc: Tom Mooney, Michael Belush, Tui Munday, and Eve Boutsis

From: 1500 Ocean Drive Condominium Association, Inc.

Re: Royal Palm Hotel – 1545 Collins Avenue – Modification Hearing – Planning Board January 22, 2019 Meeting – File PB 17-108 (f/k/a File No. 2032)

Dear Planning Board Members,

This letter states the position of the 1500 Ocean Drive Condominium Association, Inc. (the “Association”) concerning your upcoming Modification Hearing as to the Royal Palm Hotel (the “Hotel”). The Association represents the 114 residential units in our condominium building, which is located immediately to the south of the Hotel.

This Modification Hearing was last before you at your November 27, 2018 meeting, at which time it was continued to your meeting this month. At that November meeting, the Planning Department’s Staff Report dated that day (the “November Staff Report”) recommended modifications to the existing Modified Conditional Use Permit as last approved by you on April 25, 2017 (the “MCUP”).

There has been no suggestion that the factual claims, as of the time of the November meeting, were not correct. For that reason, we believe that the recommendations, in the new Staff Report for this month’s meeting, will also be unchanged. Accordingly, our Association respectfully requests that you adopt the MCUP modifications which were recommended to by the Planning Department in its November Staff Report.

At that time, the Planning Department explained its reasoning as follows:

“As indicated previously, staff believes that the current CUP conditions are somewhat ambiguous and that additional clarity through modifications would be appropriate in this particular instance. In this regard, the revised conditions proposed by the 1500 Condominium Association do address the specificity of loading locations and on site operational management, and are clearer and less ambiguous than the existing conditions. Staff believes that they are reasonable and would not present an unfair burden on the applicant”. (November Staff Report, Page 2, sixth paragraph – emphasis supplied).

So, the Planning Department proposes very modest, limited, narrow, specific, targeted amendments – solely for the purpose of creating “additional clarity” and “specificity”, in order to make the MCUP “clearer and less ambiguous”.

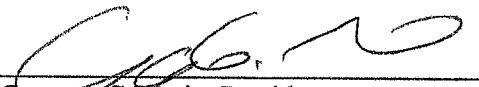
Those objectives are beneficial to the parties and, importantly, are beneficial to Code Compliance which currently is left to administer ambiguous conditions.

We respectfully request that you adopt the minor amendments proposed by the Planning Department.

Respectfully submitted,

1500 OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

By:



Gregory G Mario, President