

MIAMI BEACH

PLANNING DEPARTMENT

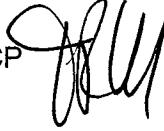
Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: January 22, 2019

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2119. 427 Collins Ave. Parking Lot - Progress Report**

BACKGROUND

April 28, 2015

M&M Parking South Beach, LLC, requested Conditional Use approval, pursuant to Section 130-69.5 of the City Code to operate the existing surface lot after midnight. The applicant was granted a Conditional Use Permit (CUP) for the limited use of the parking lot after midnight with operational conditions.

December 27, 2018 The Planning Department sent a cure letter to the applicant, M&M Parking South Beach, LLC, and the owner of the lot, Ocean Washington Associates LTD, in response to outstanding code violations related to the conditions of the CUP. The cure letter advised the applicant that a progress report was scheduled for the January 22, 2019 meeting.

PROGRESS REPORT

Since the December 27, 2018 cure letter, staff research of city records found that the following violations are showing in the city's records as of this writing:

1. Case No. **ZV2018-02304** 11/28/2018 Failure to operate your business in accordance with your conditional use permit. *2nd offense (recurring violation.)*
2. Case No. **ZV2018-02293** 11/17/2018 Failure to operate your business in accordance with your conditional use permit. *1st offense.*

Both of these violations are related to the gates at the front and rear of the property being open after midnight.

STAFF ANALYSIS

This subject surface parking lot is situated between two low-rise residential buildings. The Planning Board approved the CUP for the limited use of the lot after midnight after much discussion with the neighbors. The operator agreed to not use the lot for valet storage, and to implement a program for residents and their guests to access the lot with a prepaid pass program and electronic entry and exit for those individuals after midnight.

If either of the front or back gates are not functioning and being left open between 12:00 AM and 7:00 AM, the parking lot would not be in compliance with the requirements of the CUP.

Below are the conditions of the CUP that are related to the warnings, violations and open offenses:

1. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board at a future date. The Board reserves the right to modify the Conditional Use approval at the time of the 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 Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
5. The operation of the subject parking lot shall comply with the following:
 - a. The parking lot access gates shall be closed every day from 12:00 midnight until 7:00 am.
 1. Only remote clicker access, for pre-approved users, shall be permitted from 12:00 midnight until 7:00 am, 7 days a week.
11. 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 permit.

In light of the inconsistencies with the above CUP conditions, as well as the absence of any documentation from the applicant advising of corrective actions or measures to ensure compliance with the CUP in the future, staff recommends the Board discuss the matter and consider the issue of noncompliance and whether to set a modification/revocation hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Board discuss the issue of non-compliance and continue the progress report to a date certain of February 26, 2019, to allow time for corrective measures to be implemented.

TRM/MAB/TUI

MIAMIBEACH

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

PLANNING DEPARTMENT
Tel: 305-673-7550 Fax: 305-673-7559

December 27, 2018

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Ocean Washington Associates LTD
C/O SRC Properties LLC
230 5th Street
Miami Beach, FL 33139

M&M Parking South Beach, LLC
1210 Michigan Avenue
Miami Beach, FL 33139

Re: Planning Board File No. 2119 –427 Collins Avenue

Dear Sir/Madam:

A Conditional Use Permit (CUP) to operate a parking lot after midnight was issued to M&M Parking South Beach, LLC on April 28, 2015. It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department regarding the operation of the parking lot. Specifically, that the entry and exit doors to the lot were open after midnight and not being operated through the remote clicker system outlined in the conditions of the CUP.

Therefore, in light of the inconsistencies with the following conditions of approval contained in the Conditional Use Permit and the pending code violations **you are requested to appear at the January 22, 2019 Planning Board hearing** for a verbal progress report.

1. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board at a future date. The Board reserves the right to modify the Conditional Use approval at the time of the 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 Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
5. The operation of the subject parking lot shall comply with the following:
 - a. The parking lot access gates shall be closed every day from 12:00 midnight until 7:00 am.

 1. Only remote clicker access, for pre-approved users, shall be permitted from 12:00 midnight until 7:00 am, 7 days a week.
11. 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 permit.

The following warnings, violations and open offenses are still showing in the City's records as of this writing:

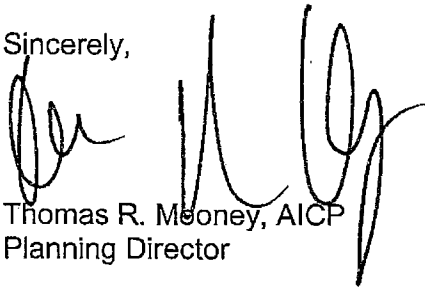
1. Case No. **ZV2018-02304** 11/28/2018 Failure to operate your business in accordance with your conditional use permit. *2nd offense. (recurring violation)*
2. Case No. **ZV2018-02293** 11/17/2018 Failure to operate your business in accordance with your conditional use permit. *1st offense*

Please be advised that at the time of the progress report, in accordance with the provisions of the City Code, Section 118-194(3), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings. Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings, this issue may be placed at the next available meeting of the Board.

If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Ms. Tui Munday at (305) 673-7000 ext. 6320.

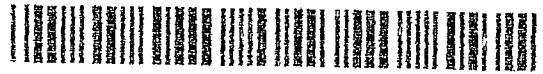
Sincerely,



Thomas R. Mooney, AICP
Planning Director

TRM/TUI

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

CFN 2015R0432134
OR BK 29685 Pgs 2147-2152 (6Pgs)
RECORDED 07/07/2015 10:34:48
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PROPERTY: 427 Collins Avenue

FILE NO. 2119

IN RE: The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

LEGAL DESCRIPTION: Lot 13, Block 5 of Ocean Beach FLA, according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: April 28, 2015

CONDITIONAL USE PERMIT

The applicant, M&M Parking South Beach, LLC, requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request 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 of the record for this matter:

That the property in question is located in the CPS-2, Commercial Performance Standard zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

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; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

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

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staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board at a future date. The Board reserves the right to modify the Conditional Use approval at the time of the 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 Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. The applicant shall present a Progress Report to the Board within 60 days of the issuance of a modified Business Tax Receipt (BTR) for the expanded hours of operation.
3. This conditional Use Permit is issued to M&M Parking South Beach, LLC. Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
4. A revised site plan shall be submitted. The contents of such plan shall be reviewed and approved by staff, as well as, installed and inspected prior to the issuance of a BTR. At a minimum, such plan shall include the following:
 - a. Hedges or similar plant material shall be installed along the north and south property lines to mitigate light and sound spillage onto the neighboring properties, in a manner subject to the review and approval of staff.
 - b. Light baffling covers shall be installed to minimize light spillage onto the neighboring properties and still meet any State and County regulations for minimum lighting required for life safety, subject to the review and approval of staff.
 - c. Vinyl coating shall be applied to the existing chain link fences on the subject property, in a manner subject to the review and approval of staff.
5. The operation of the subject parking lot shall comply with the following:
 - a. The parking lot access gates shall be closed every day from 12:00 midnight until 7:00 am.
 - b. No meter parking shall be permitted from 12:00 midnight until 7:00 am, 7 days a week.
 - c. Valet parking and any other type of transient parking shall be prohibited from 12:00 midnight until 7:00 am, 7 days a week.
 - d. Only remote clicker access, for pre-approved users, shall be permitted from 12:00 midnight until 7:00 am, 7 days a week.
 - e. Vehicles shall be parked in marked spaces only. Tandem parking of any kind shall be prohibited.

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- f. Car alarm systems shall not be used as a way of identifying a vehicle.
 - g. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system (including by the valet attendants) and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility (see attached examples).
 - h. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The maximum size of such sign shall not exceed five square feet per 50 feet of street frontage, as permitted by the City Code.
6. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
 7. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
 8. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
 9. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
 10. 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.
 11. 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 permit.
 12. 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.
 13. Within a reasonable period of time after receipt of the executed Conditional Use Permit, the applicant, at its sole expense, shall record it in the Public Records of Miami-Dade County, and return the recorded instrument to the Planning Department. No building

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permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.

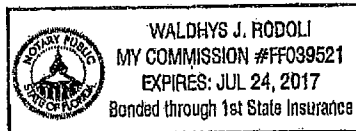
Dated this 13th day of MAY, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of May, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli

Notary:
Print Name: Waldhys J. Rodoli
Notary Public, State of Florida
My Commission Expires: 7/24/2017
Commission Number: FF039521

[NOTARIAL SEAL]

Approved As To Form:
Legal Department

Filed with the Clerk of the Planning Board on 5/7/2015
05/15/15 (MB)

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NOTICE
Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.

NOTICE

NO

HORN

HONKING

-or-

TIRE

SCREECHING

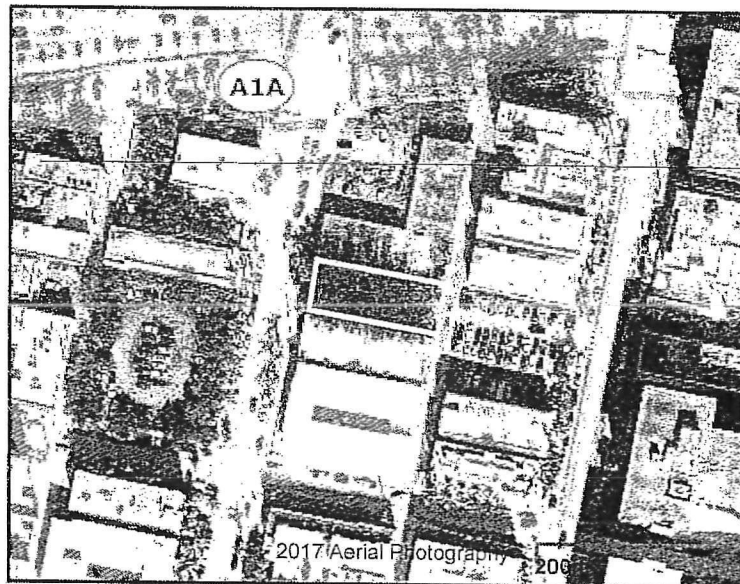


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/14/2018

Property Information	
Folio:	02-4203-003-0690
Property Address:	427 COLLINS AVE Miami Beach, FL 33139-6609
Owner	OCEAN WASHINGTON ASSOCIATES LTD % SRC PROPERTIES LLC
Mailing Address	230 5TH ST MIAMI BEACH, FL 33139-6602
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq Ft
Lot Size	6,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,340,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$13,923	\$14,102	\$14,280
Market Value	\$2,613,923	\$2,354,102	\$2,614,280
Assessed Value	\$1,747,462	\$1,588,602	\$1,444,184

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$866,461	\$765,500	\$1,170,096
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 LOT 13 BLK 5 LOT SIZE SITE VALUE OR 15970-4585 0793 1	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,747,462	\$1,588,602	\$1,444,184
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,613,923	\$2,354,102	\$2,614,280
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,747,462	\$1,588,602	\$1,444,184
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,747,462	\$1,588,602	\$1,444,184

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1993	\$350,000	15970-4585	Sales which are qualified
02/01/1988	\$40,000	13605-96	Sales which are qualified
05/01/1972	\$90,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version: