

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: August 23, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB File No. 2000. 49 Collins Avenue – Mechanical Parking Garage.**

As per condition No. 1 of the conditional use permit a new owner or operator is required to appear before the board to affirm their understanding of the operational conditions.

BACKGROUND

June 28, 2011: The Board approved a Conditional Use Permit for a 4-level main use robotic parking garage with ground floor retail and restaurant/commercial space, and a total of 184 public and private parking spaces, including the required parking spaces for the existing nursing home across the street at 42 Collins Avenue. The project replaced an existing surface parking lot with 42 spaces.

Nov. 29, 2013: The Board approved an application to modify the Conditional Use Permit in order to replace the approved robotic parking with mechanical parking. This resulted in an increase in overall parking from 184 to 263 total spaces.

March 25, 2014: The Board approved a Modification to the Conditional Use Permit for a reduction in the number of parking spaces in the garage.

June 21, 2016: A Certificate of Occupancy was issued (CO16-0062).

STAFF ANALYSIS

When the project was initially approved, an operator for the parking garage was not identified. As per Condition No. 1 of the CUP, new operators are required to appear before the Board to affirm their understanding of the conditions of the CUP:

1. *This Conditional Use Permit is issued to Southpointe Heights, LLC as owner of the property. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.*

The mechanical parking is not yet in operation. The operator for the garage will be M&G Parking, LLC. A Business Tax Receipt (BTR000944-06-2016) for the garage is pending approval subject to the introduction of the operator to the Planning Board. No other changes are proposed to the conditions of approval (attached).

TRM/MAB/AG

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