

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: September 27, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB 0416-0009, f.k.a., File No. 2245. 500 Alton Road & 1220 Sixth
Street – Temporary Parking Lot**

The applicants, 500 Alton Road Ventures, LLC and 120 Sixth, LLC., are requesting modifications to a previously issued Conditional Use Approval which allows the operation of the parking lot after midnight. Specifically, the applicants are requesting modifications to the previously approved site plan and landscape plan, pursuant to Section 118, Article IV of the City Code.

RECOMMENDATION:

Approval with conditions

HISTORY

April 23, 2013	The applicant obtained Conditional Use approval for a development known collectively as “600 Alton” consisting of a mixed use commercial and residential project that exceeded 50,000 square feet, as well as a mechanical parking garage on the 500, 600, and 700 Blocks of Alton Road (PB File No. 2094).
July 22, 2014	The “600 Alton” project was granted an extension of time to obtain a full building, extending the deadline until October 3, 2015.
May 26, 2015	The applicants, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC, obtained a Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.
June 28, 2016	This application was continued to a date certain of July 26, 2016 at the request of the applicant.
July 26, 2016	This application was continued to a date certain of August 23, 2016 at the request of the applicant.
August 23, 2016	This application was continued to a date certain of September 27, 2016 at the request of the applicant.

ZONING/SITE DATA

Legal

Description: See Exhibit A and Exhibit B, attached

Zoning: CPS-2, Commercial Performance Standard General Mixed-use
Commercial Zoning District

Land Uses: North: construction site for “600 Alton”
South: multifamily residential uses
East: multifamily residential uses
West: shopping center

THE PROJECT

The applicant submitted plans entitled “500 Alton Parking Lot”, as prepared by Urban Robot Associates, dated March 9, 2015 and sealed by Alfredo A Ruiz dated May 04, 2016. As shown on the plans, the proposed parking spaces are being reduced from the previously approved 190 parking spaces to 175 parking spaces, 84 spaces are in a tandem configuration that will be only operated by valet parking, and the rest will be standard parking spaces. The majority of the landscape areas are now proposed to be located along the perimeter of the property. There are three entrance and exit drives: one from Alton Road; one on 6th Street; and one from West Avenue.

The subject lot is a primarily vacant site with a stand-alone building on a portion of the site (7-Eleven). The proposed parking lot site is 64,459 SF without counting the 7-Eleven portion of the site. Until recently, the site has been used as a construction staging area by FDOT for the Alton Road project.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

- 1. The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

Consistent–The proposed parking lot is consistent with the objectives of the Comprehensive Plan in providing additional off-street parking in the City.

- 2. 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.**

Consistent–The proposed use is not anticipated to degrade the LOS for the surrounding area below the thresholds that have been established.

- 3. Structures and uses associated with the request are consistent with this Ordinance.**

Consistent–A parking lot is allowed in the CPS-2 zoning district, but because of the proximity to residential uses, the use of the parking lot after midnight is subject to a conditional use.

- 4. Public health, safety, morals and general welfare will not be adversely affected.**

Partially Consistent—If adequate landscaping and drainage are constructed and the lighting is limited to the minimum required for life safety, the hours of operation proposed for the parking lot should not affect adversely the health, safety, and general welfare of the adjacent residential uses.

5. Adequate off-street parking facilities will be provided.

Not Applicable

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

Consistent—The applicant has provided protective measures to address the impact of the proposal on the adjacent residential uses.

7. The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

Partially Consistent—Although there are several other parking lots in the vicinity, the proposed use of this parking lot after midnight would not constitute a concentration of uses that would negatively affect the neighborhood.

STAFF ANALYSIS

Operation

The applicant is requesting modifications to a previously issued Conditional Use Approval which allows the operation of the parking lot after midnight. Specifically, the applicants are requesting modifications to the previously approved site plan and landscape plan.

The applicant obtained a Conditional Use for a temporary parking lot on the “500” block of Alton Road, which is the southern portion of the “600 Alton” project. The subject site is a whole city block bounded by Alton Road to the east, 5th Street to the south, West Avenue to the west, and 6th street to the north. Currently, there is a building that houses an office and a retail establishment on the site (7-Eleven).

The applicant has indicated that the subject site will be developed as the second phase of a two phase project. In the meantime, the applicant wishes to use the site to temporarily park 175 cars during the construction of Phase One, on the 600 and 700 block of Alton Road.

The temporary parking lot will partially fulfill part of the Floridian Condominium’s (650 West Ave) required parking, while its current surface lot (659-737 West Ave) is redeveloped into a parking garage with retail on the first floor as part of the “600 Alton” project. Eventually, the required parking for the Floridian Condominium will be moved back onto its current site, once the new structure on the site obtains a Certificate of Occupancy.

Other than the Floridian Condominium’s and the 7-Eleven’s required parking, the applicant proposes to use the site for off-site valet storage.

The applicant is also requesting the following modifications to the approved Conditional Use Permit issued in May 26, 2015:

1. Condition 3, related to Florida Department of Transportation (FDOT) approval for the Alton Road curb cut should be removed as the curb cut has been approved and constructed.
Staff recommends retaining this condition and add "Florida Department of Transportation (FDOT) has approved the Alton Road Curb as proposed".
2. Condition 4 should be modified to reflect that the lease and operating agreement with the Floridian Condominium should be provided prior to the issuance of a full building permit for the improvements north of 6th Street. This will allow the parking lot to operate while the pending permit application is reviewed by the City. As the Floridian will not be impacted until work north of 6th Street begins, this should not create an issue.
Staff has no objection to this request.
3. Condition 6, Related to the landscape plan, should be modified to reflect the revised landscape design. Specifically, the requirement of Condition 6(e) is no long applicable and other revisions may be necessary.
Staff recommends this condition be retained, in order to protect the landscape areas and prevent additional parking in areas that are not authorized.
4. Condition 8, which bars tandem parking, should be removed as the new plan contemplates the use of tandem spaces for the valet operation. The required parking for the 7-11 use remains standard parking, so all public parking on side will take place using standard spaces.
Staff has no objection to this request.

Traffic

The proposed changes do not require a new traffic study.

Other

Staff research of the City records did not find open violations at the time of this writing for the address 500 Alton Road.

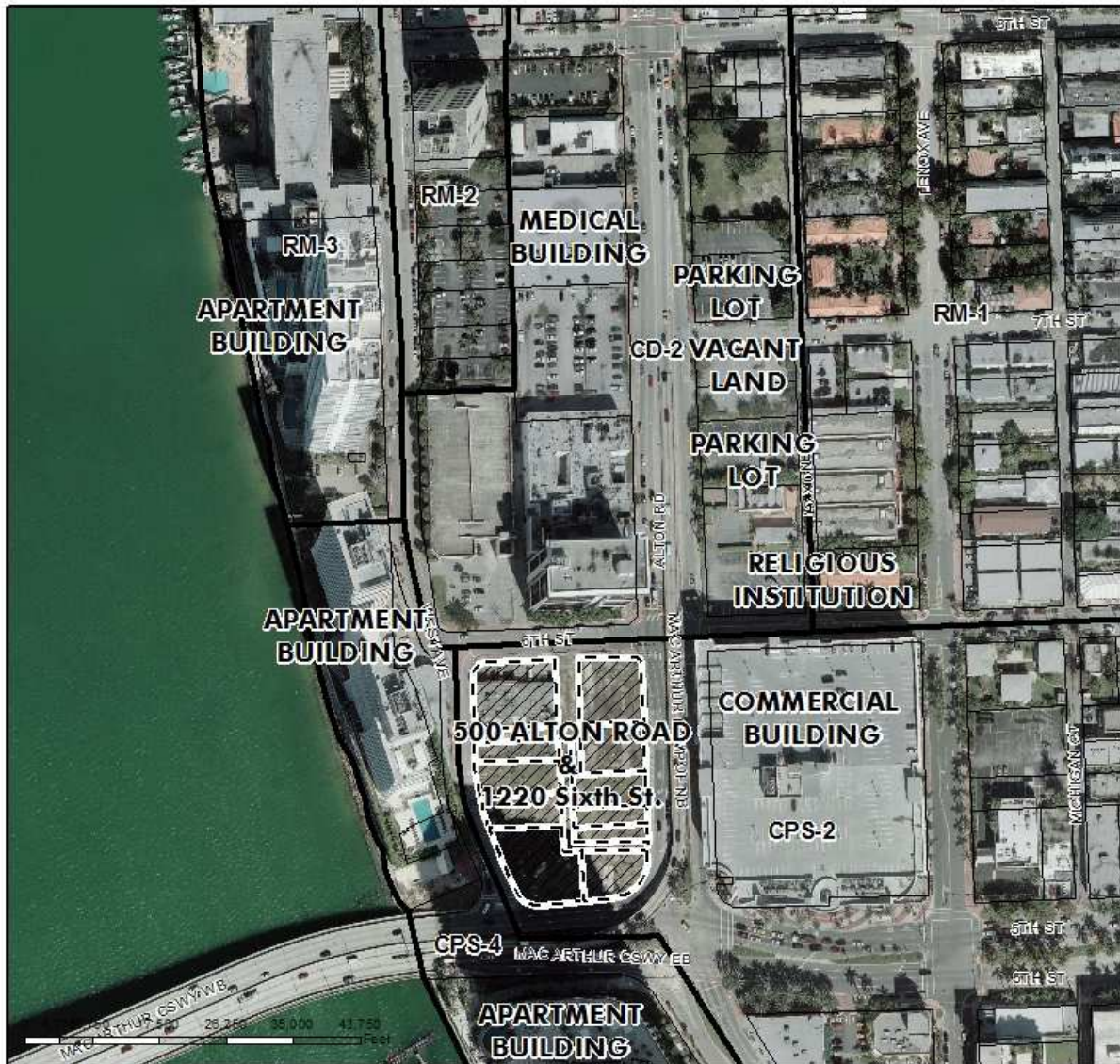
Although supportive of the modification application, staff is seriously concerned with the delay that has occurred in the permitting and installation of landscaping on site. A progress report regarding this application is also on the September 27th, 2016 agenda, and staff is recommending continuance of the progress report to the November 15, 2016 meeting. If the revised landscaping is not installed by that time, staff would recommend that the Board consider initiating the revocation proceedings for the conditional use permit.

STAFF RECOMMENDATIONS

In view of the foregoing analysis, staff recommends that the application be approved, subject to the conditions enumerated in the attached draft Order.

TRM/MB/AG

ZONING/SITE MAP



City of Miami Beach Planning Board
PB 0416-0009, f.k.a., File No. 2245
500 Alton Road & 1220 Sixth Street



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