

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 – Progress Report**

RECOMMENDATION:

Continuation of the progress report to November 15, 2016.

HISTORY

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|----------------|---|
| 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. |
| May 5, 2016 | A building permit was issued for the temporary parking lot. |
| May 26, 2016 | A Temporary Certificate of Occupancy (TCO) was issued for the parking lot. |
| June 28, 2016 | An application for the modification of the CUP was filed for the June 28, 2016 meeting. The applicant requested a continuance of this application at the June, July, and August meeting. The modification application is currently pending for the September 27, 2016 meeting. |

PROGRESS REPORT

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

2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. The applicant shall present a Progress Report to the Board within 90 days of the issuance of the Certificate of Occupancy (CO) or Business Tax Receipt (BTR) for the parking lot, whichever

comes first. At the time of the first Progress Report, the applicant shall provide an update valet operational plan. 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).

As indicated above, a Temporary Certificate of Occupancy (TCO) was issued for the parking lot on May 26, 2016. A TCO, rather than a Final CO, was issued because the landscaping that was required as part of the permit was not installed. The landscaping was never installed, as indicated by the applicant, because modifications to the landscape plan were going to be made as part of a modification to the previously approved CUP. This application for a modification has been on the Board's agenda since the June 28, 2016, and has been continued every month as requested by the applicant.

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. As part of the modification application, staff is recommending that the revised landscaping, if approved, be installed by the November 15, 2016 Planning Board meeting. If the landscaping is not installed by that time, staff would recommend that the Board consider initiating the modification / revocation of the conditional use permit.

STAFF RECOMMENDATIONS

In view of the foregoing analysis, staff recommends that the progress report be continued to November 15, 2016.

TRM/MB