

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: May 23, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2245. 500 Alton Road & 1220 Sixth Street – Temporary Parking Lot - Progress Report**

RECOMMENDATION:

Continue the progress report to June 27, 2016

BACKGROUND

- 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 meetings. The modification application is currently pending for the September 27, 2016 meeting.
- August 23, 2016 This Progress Report was continued to a date certain of September 27, 2016 at the request of the applicant.
- September 27, 2016 An application to modify the CUP was approved by the Board (attached). The progress report was continued to a date certain of November 15, 2016 at the request of the applicant. The intent of the progress report was to update the Board on the status of the landscape installation on site.
- November 15, 2016 The progress report was continued to a date certain of December 20, 2016 meeting at the request of the applicant.
- December 20, 2016 The progress report was continued to a date certain of January 24, 2017 at the request of the applicant

- January 24, 2017 The progress report was continued to a date certain of February 28, 2017 at the request of the applicant.
- February 28, 2017 A separate application for a modification of the CUP was filed for the February 28, 2017 meeting. This application as well as the progress report was continued to a date certain of March 28, 2017 at the request of the applicant.
- March 28, 2017 This application as well as the modification of the CUP was continued to a date certain of May 23, 2017.

PROGRESS REPORT

The applicant is before the Board pursuant to Condition #1 of the CUP as follows:

1. 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 was on the Board's agenda since the June 28, 2016, and was finally approved on September 27, 2016.

Staff was supportive of the prior modification application, but was seriously concerned with the delay that occurred in the permitting and installation of landscaping on site. Since that time, the applicant has filed another application for further modifications, which if approved, would severely reduce the amount of landscaping on site compared to the landscape plan approved by the Board on September 27, 2016. This modification application is also scheduled to be reviewed by the Board at the May 23, 2017 meeting.

STAFF RECOMMENDATION

In view of the foregoing analysis, and pending review and approval of the modification application, staff recommends that the progress report be continued to June 27, 2017.

TRM/MB/AG