

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: October 9, 2015

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2223 – 1030 15th Street – Lot Split Progress Report – AT&T Florida**

HISTORY/BACKGROUND

February 24, 2015 The Planning Board approved an application filed by BellSouth Telecommunications LLC, d/b/a/ AT&T Florida, requesting a division of land/lot split to divide an existing site with a surface parking lot into two buildable lots. The newly created lot on south part of the site will continue to operate as a commercial parking lot and the newly created lot on the north part of the site was proposed to accommodate a new multi-family project. One of the conditions of approval was for a progress report 90 days after the Historic Preservation Board issued a Certificate of Appropriateness for the proposed project on the north part of the lot.

February 24, 2015 The Planning Board approved a Modified Conditional Use Permit (MCUP) for a revised parking lot on the south side of the site (PB File No. 1362).

May 12, 2015 The Historic Preservation Board approved an application filed by Shoma Investment Company / Shoma South Beach Development, LLC, requesting a Certificate of Appropriateness (HPB File No. 7522) for the construction of a new 3-story multi-family residential building on the north (vacant lot) fronting 15th Street. The subject project has vehicular access points on Lenox Avenue and Michigan Avenue and contains 11 residential units.

May 14, 2015 A Building Permit for improvements to the south side of the site (parking lot for ATT) was issued and construction commenced.

PROGRESS REPORT

The applicant is now before the Board pursuant to Condition five (5) of the Lot Split Order:

5. *The Planning Board shall maintain jurisdiction of this Lot Split approval. The applicant shall provide a progress report to the Board 90 days after the Historic Preservation Board has issued a Certificate of Appropriateness for the proposed project on the North Lot. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-*

substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.

As of the writing of this report, the applicant has submitted plans for a building permit (Permit No. B1506402) for the proposed townhome project on the north side of the site. Additionally, the applicant has received a permit for alteration & modification to the south side of the site, including landscaping utilities (Permit No. B1405996).

There is one active violation of the property as of the writing of this report, which is below:

BV15001322 9/15/2015 *“Stop Work Order issued for the commencement of work under permit B1405996 without planning approval. Need to obtain all approvals before continuing with work.”*

Staff is presently reviewing the submitted permits and working with the applicant to ensure that the project complies with the requirements of the Lot Split, Certificate of Appropriateness, and other applicable sections of the City Code and Land Development Regulations.

RECOMMENDATION

Staff recommends that the Planning Board discuss the Lot Split approval. If additional information or updates are needed, staff would further recommend that the Progress Report be continued to a date certain of October 27, 2015.

TRM/MAB/RAM

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