

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7550

March 18, 2026

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

TCH 500 Alton Commercial LLC
3310 Mary Street, Suite 302
Miami, FL 33133

Re: **PB18-0251 – 500 Alton Road**

Dear Sir/Madam:

An application for a Conditional Use Permit for a Neighborhood Impact Structure was approved by the Planning Board on April 30, 2019. It has come to the Planning Department's attention that violations have been issued by the Parking Department. The following violations were issued on December 10, 2025 and September 15, 2025:

1. Case No. **PV2025-07332** 12/10/2025 1:05 p.m.
Parking in the right-of-way violation
Section 82-151: A person on entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
2. Case No. **PV2025-07331** 12/10/2025 12:48 p.m.
Parking in the right-of-way violation
Section 82-151: A person on entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
3. Case No. **PV2025-07327** 12/10/2025 8:23 a.m.
Parking in the right-of-way violation
Section 82-151: A person on entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
4. Case No. **PV2025-06763** 09/15/2025 1:47 p.m.
Parking in the right-of-way violation
Section 82-151: A person on entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

The following conditions of approval contained in the CUP dated April 15, 2019 are applicable to the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a 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 is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. e. Deliveries and trash collection shall take place only at the designated areas proposed by the applicant as shown in the plans.

3. f. Deliveries or trash pick-up shall only be permitted between 9:00 AM and 4:00 PM.
3. j. There shall be no queuing of delivery, garbage, or moving trucks in the public right of way or the 6th Street easement. This shall not prevent the use of the loading spaces within the 6th Street easement.
7. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
9. d. The Management for all residential and commercial uses shall ensure that deliveries are made as approved in this Conditional Use Permit. At no time shall delivery trucks block traffic flow on the public right-of-way.

In accordance with Condition No. 1 of the MCUP, **you are requested to appear at the April 7, 2026 Planning Board hearing** for a verbal progress report.

Please be advised that at the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues noted herein, and initiate modification/revocation proceedings, this matter may be placed on the June 2, 2026 agenda of the Board as a modification/revocation hearing. If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Deborah Tackett at (786) 394-4257 or via email at DeborahTackett@miamibeachfl.gov.

Sincerely,



Thomas R. Mooney, AICP
Planning Director