



SPECIAL PLANNING BOARD AFTER ACTION REPORT

Thursday, February 06, 2014

12:04 pm - 6:45 pm

CITY COMMISSION CHAMBERS

ATTENDANCE:

Board: Six (6) of seven (7) members present – Jonathon Beloff, Brian Elias, Jack Johnson, Henry Stolar, Jeff Feldman & Frank Kruszewski (Jean-Francois Lejeune absent)

Staff: Thomas Mooney, Gary Held, Michael Belush, Katia Hirsh

I. Requests for Continuances

- A. File No. 2154. 2206 – 2216 Park Avenue and 427 22nd Street – Vintro II Hotel.** The applicants, Vintro Villas and Encotel, LLC., are requesting Conditional Use approval, pursuant to Article IV Section 118, Article II Section 130, Article II Section 142, Article V Section 118 of the Miami Beach City Code, to develop a mixed use commercial, hotel, and residential project, in excess of 50,000 square feet, with a mechanical parking lift system and a Neighborhood Impact Establishment.

CONTINUED to February 25, 2014 - Kruszewski/Johnson 6-0

12:04

II. Public Hearings

A. New Applications

- 1. File No. 2150. 176 S. Hibiscus Drive – Mooring Piles.** The applicant, Jose Antonio Barrios, is requesting a Conditional Use Permit, pursuant to Article III Section 66, and Article IV Section 142 of the Miami Beach City Code, to install four new wood piles to support a new 30,000 lb. boat lift in the existing western slip, with a total projection of 64'2" linear feet from the seawall.

APPROVED w/amendments - Kruszewski/Elias 5-1 (Stolar opposed)

1:28

- 2. File No. 2152. 4567 Pine Tree Drive – Single Family Home Lot Split.** The applicant, BAW Realty, LLC., is requesting a division of land/lot split, pursuant to Article VII, Section 118 of the Miami Beach City Code, to divide the existing site comprised of two lots into two individual buildable sites.

CONTINUED to February 25, 2014 - Stolar/Johnson 5-0 (Beloff recused)

12:10

- 3. File No. 1718. 4000 Alton Road – Talmudic University Modification to Conditional Use Permit.** The applicant, Talmudic College 4000 Alton Road, Inc.,

is requesting a Modification to the existing Conditional Use Permit, pursuant to Article IV Section 118 of the Miami Beach City Code, to construct a new 5-story addition to the front of the existing building for accessory uses, and a new 8-story detached multifamily building on the south side of the property.

APPROVED with amendments - Johnson/Kruszewski/ 6-0

1:56 – 4:05

4. **File No. 2153. 4000 Alton Road – Talmudic University Lot Split.** The applicant, Talmudic College 4000 Alton Road, Inc., is requesting a division of land/lot split, pursuant to Article VII, Section 118 of the Miami Beach City Code, to create two buildable lots.

APPROVED with amendments- Johnson/Kruszewski 6-0

1:56 – 4:05

5. **File No. 2151. 709, 721, and 745 Alton Road - Commercial Building with Parking.** The applicants, South Beach Heights II, LLC and KMC Equities, LLC, are requesting a Conditional Use Permit, pursuant to Article IV Section 118, and Article II Section 142 of the Miami Beach City Code, for the construction of a commercial building exceeding 50,000 square feet, including parking.

CONTINUED to February 25, 2014 - Johnson/Kruszewski 5-1 (Stolar opposed)

4:15 - 6:10

6. **File No. 2014. 730-814 1st Street – Radio Bar and Residence.** The applicants, NF First Street LLC and BK First Street LLC, BK First Street Development, LLC, and 814 Property Holdings, LLC, are requesting modifications to a previously issued Conditional Use approval, pursuant to Section 118-195 of the Miami Beach City Code, for the construction a new 7-story mixed use building, with mechanical parking. Specifically, the applicant is requesting to expand the building and site to the west on an additional parcel, modify the previously proposed uses, modify the names of the owners, and modify previously approved conditions limiting the number of restaurants on the site.

APPROVED - Elias/Feldman 5-0 (Beloff Recussed)

6:10 – 6:45

V. NEXT MEETING DATE REMINDER:

Tuesday, February 25, 2014 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

VI. Adjournment