



CITY OF SUNNY ISLES BEACH NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN that a **HYBRID COMMISSION MEETING** will be held by the City Commission of the City of Sunny Isles Beach, Florida on **Thursday, April 15th, 2021 at 6:30 p.m.**, to consider the following Zoning Application:

The hearing will be held as a hybrid meeting with a minimum of three (3) elected officials participating in person and City staff participating through video conferencing. Due to the COVID-19 pandemic, the public may not appear at the meeting in person. The meeting will be held on the Zoom platform used by the City Clerk to allow for public comment and participation. The meeting will be governed by the Rules of Procedures for Hybrid Meetings/Hearings of the City of Sunny Isles Beach Commission, as adopted by Resolution. Members of the public may join and participate in the meeting by choosing one of the following options:

- **For Audio and Video:**
 - o Visit [www.zoom.us](https://us02web.zoom.us/j/88539842403) and enter meeting ID No. **885 3984 2403** when prompted.
 - o Visit <https://us02web.zoom.us/j/88539842403>. (This URL will place you directly in the meeting room without the need to enter the meeting ID number.)
- **For Audio Only:**
 - o Dial on of the following phone numbers:
 - 1 (301) 715-8592
 - 1 (312) 626-6799
 - 1 (929) 205-6099
 - 1 (253) 215-8782
 - 1 (346) 248-7799
 - 1 (669) 900-6833

Application: Side Setback Variances, Pool Setback Variance, and Height Variance for a New Single-Family Home- Vitaly Pinchuk ("Applicant")

Location: 318 Atlantic Avenue

Public Hearing #: PZ2021-03

Summary: The Applicant, owner of a property, is seeking approval for four variances in relation to the new construction of a single-family home. The variances being requested are (1) a side setback variance for the east side of the property, (2) a side setback variance for the west side of the property, (3) a pool side setback variance on the east side, and (4) a height variance for a new single-family home on an existing lot of record.

Requests:

1. Pursuant to Sections 265-31 of the City of Sunny Isles Beach Land Development Regulations, the applicant is requesting a side setback variance to decrease the required side setback from seven and half feet (7.5') to five feet (5') on the east side of the property.
2. Pursuant to Sections 265-31 of the City of Sunny Isles Beach Land Development Regulations, the applicant is requesting a side setback variance to decrease the required side setback from seven and half feet (7.5') to five feet (5') on the west side of the property.
3. Pursuant to Sections 265-31 and 265-45(i) of the City of Sunny Isles Beach Land Development Regulations, the applicant is also requesting a pool side setback variance to decrease the required pool side setback from nine and half feet (9.5') to seven and half feet (7.5') on the east side of the property.
4. Pursuant to Sections 265-31 of the City of Sunny Isles Beach Land Development Regulations, the applicant is requesting a height variance to increase the required height by an additional four feet and ten inches (4'-10") to not exceed thirty-nine feet and ten inches (39'-10"), where the required height is thirty-five (35') feet and measured from the crown of the road.

The plans reviewed are on file and may be examined in the City Clerk's Office. The plans are entitled "Pinchuk Residence- New House", by Bruce & Bruce, stamped received March 23rd, 2021 and March 29, 2021 consisting of 19 sheets, including survey prepared by Landtec Surveying, stamped received March 23rd, 2021. Plans are subject to revision-based comments provided by zoning staff of the City of Sunny Isles Beach. Plans are subject to modification.

Legal: ATLANTIC ISLAND PB 34-17 LOT 79 & LOT 80 & PROPRIETARY IN PT LOT 95 PB 5-35 PER DB 3887-597 LOT SIZE SITE VALUE OR 19218-1501 07 2000 1 F/A/U 30-2214-003-0580 COC 23697-4918 07 2005 1

Size of Property: Subject parcel: 9,140 sq. ft. **Zone:** Subject parcel: R-1 Low Density Single Family

In addition to the options stated above, the public may submit their comments or questions on any item listed on the agenda by sending an email to PublicComments@sbifl.net. All comments and questions will be read and addressed into the record at the meeting. All comments and questions must be received prior to the commencement of the meeting. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall.

The hearing on these matters may be continued at this meeting and under such circumstances, additional legal notice would not be provided. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the City Clerk at 305-792-1703, TTY 305-792-1589 no later than 48 hours prior to the proceedings.

CITY OF MIAMI BEACH COMMISSION COMMITTEE OF THE WHOLE MEETING

APRIL 15, 2021 AT 3:00 P.M.

NOTICE IS HEREBY given the Mayor and Commissioners of the City of Miami Beach will hold a **Committee of the Whole Meeting** on **April 15, 2021 at 3:00 p.m.** to meet and interview the City Manager applicants. (**Note:** No official vote or action will be taken).

• Observing the Commission Meeting:

The Special Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Atlantic Broadband Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel. Closed captioning displays of the audio portion of the Commission Meeting is available in English and Spanish on MBTV. The Commission Meeting will also be broadcast live on social media at [facebook.com/cityofmiamibeach](https://www.facebook.com/cityofmiamibeach). Closed captioning displays of the audio portion of the Special Commission Meeting is available in English on Facebook.

• Submitting written public comment before the Commission Meeting:

The public may submit written comments by sending an email to CityClerk@miamibeachfl.gov. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

• Providing spoken public comment during the Commission Meeting:

To participate or provide comments during the Hybrid Special Commission Meeting, the public may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll Free). Webinar ID: 81392857671#. Members of the public wanting to speak on an item during the meeting, must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

MIAMI BEACH

Rafael E. Granado, City Clerk

City of Miami Beach

CityClerk@miamibeachfl.gov

305.673.7411

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