



## 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 May 20<sup>th</sup>, 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/86568189664) and enter meeting ID No. 865 6818 9664 when prompted.
  - o Visit <https://us02web.zoom.us/j/86568189664> (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: The Estates at Acqualina Site Plan Modification and Transfer Development Rights (TDRs)  
 Location: Application-A3 Development, LLC ("Applicant")  
 Public Hearing #: 17901 Collins Avenue  
 PZ2021-04

Summary: The Applicant has submitted applications for a Site Plan Modification and Transfer Development Rights (TDRs) for the Estates at Acqualina project located at 17901 Collins Avenue. This site plan modification is requesting a decrease in density of one (1) residential dwelling unit (decrease from 246 residential units to 245 residential units, 153 units in the south tower and 92 in the north tower). Subsequent to the decrease in density, the Applicant is seeking to reduce the parking requirement from 532 parking spaces to 530 required parking spaces. Additionally, the Applicant is requesting an increase of the overall Floor Area Ratio (FAR) from 1,179,384 square feet to 1,191,245 square feet of FAR through the City's TOR program in the amount of 11,861 square feet of FAR and five (5) dwelling units. However, the Applicant is seeking to assign 11,861 square feet of FAR and zero (0) dwellings units to the project.

### Requests:

1. Pursuant to Sections §265-18 and §265-35 of the City of Sunny Isles Beach Land Development Regulations, the Applicant is requesting a modification to an approved site plan for a decrease in density from 246 residential units to 245 residential units. Due to the reduction of one (1) unit, a request to reduce the number of required parking spaces from 532 parking spaces to 530 parking spaces. Additionally, an increase of the overall Floor Area Ratio (FAR) square footage from 1,179,384 square feet of FAR to 1,191,245 square feet of FAR.
2. Pursuant to Section §265-23 of the City of Sunny Isles Beach Land Development Regulations, the Applicant is requesting to purchase additional Transfer Development Rights (TDRs) in the amount of 11,861 square feet of FAR and five (5) dwelling units. However, the applicant is seeking to assign 11,861 square feet of FAR and zero (0) dwellings units to the project.

The plans reviewed are on file and may be examined in the City Clerk's Office. The plans are entitled "The Estates at Acqualina", by Cohen, Freedman, Encinosa & Assoc., stamped received April 27<sup>th</sup>, 2021 consisting of 7 sheets. Plans are subject to revision-based comments provided by zoning staff of the City of Sunny Isles Beach. Plans are subject to modification.

Legal: That portion of the property originally declared to be GOLDEN STRAND OCEAN VILLA RESORT, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded on March 28, 1982, in Official Records Book 11392, at Page 336, as amended by Amendment to Declaration of Condominium of Golden Strand Ocean Villa Resort, a Condominium, recorded May 17, 1982, in Official Records Book 11441, Page 1296, as amended and restated by that Amended and Restated Declaration of Golden Strand Ocean Villa Resort, a Condominium, attached to that Amendment to Declaration recorded on January 25, 1984, in Official Records Book 12035, page 2760, as further amended by that Second Amendment to Declaration, recorded July 26, 1985, in Official Records Book 12587, page 71, by that Third Amendment to Declaration of Condominium of Golden Strand Ocean Villa Resort, a Condominium, recorded on December 2, 1988, in Official Records Book 13911, page 1241, by that Fourth Amendment to the Amended and Restated Declaration of Golden Strand Ocean Villa Resort, a Condominium, recorded on January 17, 1989, in Official Records Book 13961, page 1826, by that Fifth Amendment to the Amended and Restated Declaration of Golden Strand Ocean Villa Resort, a Condominium, recorded on August 27, 2004, in Official Records Book 22612, page 4950, and by that Certificate of Amendment to the Amended and Restated Declaration of Golden Strand Ocean Villa Resort Association, Inc., recorded on October 30, 2006, in Official Records Book 25054, page 2195, and by that Seventh Amendment to Declaration of Condominium recorded on May 7, 2014 in Official Records Book 29141, at page 2986, all in the Public Records of Miami-Dade County, Florida, described as: Tract "Q" OF AMENDED PLAT OF NORTH BISCAYNE BEACH, according to the plat thereof, recorded in Plat Book 44, Page 42, of the Public Records of Miami-Dade County Florida. Surveyor's Note: GOLDEN STRAND OCEAN VILLA RESORT, A CONDOMINIUM, previously included the following real property which was removed and withdrawn from the Condominium by that Certificate of Amendment to the Amended and Restated Declaration of Golden Strand Ocean Villa Resort Association, Inc., recorded on October 30, 2006, in Official Records Book 25054, page 2195 recorded in the Public Records of Miami-Dade County, Florida.

Size of Property: Subject parcel: 5.601 acres (243,978 sq ft). Zone: Subject parcel: MUR-Mixed-use Resort

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@slift.net](mailto:PublicComments@slift.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.

## HOW A PERSON MAY PARTICIPATE DURING THE MAY 12, 2021 CITY COMMISSION MEETING

### Updated Procedures

On May 12, 2021, commencing at 9:00 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in a socially distanced manner in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, while City staff attends the meeting virtually. Applicants and the public are encouraged to attend the meeting virtually (as provided below). However, members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber. Members of the public are required to wear facial coverings and observe social distancing, consistent with CDC guidance to limit the spread of COVID-19.

#### Providing spoken public comment virtually during the Commission Meeting:

To participate or provide comment virtually during the 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.

#### Observing the Commission Meeting:

The 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 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](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

#### DR. STANLEY SUTNICK CITIZEN'S SPEAKERS FORUM

The times for the public comment period, known as the Dr. Stanley Sutnick Citizen's Forum, are 9:00 a.m. and 1:00 p.m., or as soon as possible thereafter. Approximately thirty minutes will be allocated to each session, with individuals being limited to no more than two minutes or for a period established by the Mayor. No appointment or advance notification is needed to speak to the Commission during this Forum. During the Dr. Stanley Sutnick Citizen's Forum, the public may address any issues and/or concerns.

#### AUDIO/VISUAL PRESENTATIONS

Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission Meetings by utilizing the City's AV equipment, provided that materials are submitted to the Department of Marketing and Communications by 8:30 a.m., one (1) business day prior to the meeting. Advance submittal of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials must be submitted via email at [communications@miamibeachfl.gov](mailto:communications@miamibeachfl.gov). The body of the email must include a notation listing the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item Number. Please reference "Audio/Visual Material" in the email subject line. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

Interested parties are invited to take part in this meeting or be represented by an agent. Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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 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](mailto:CityClerk@miamibeachfl.gov)  
 305.673.7411

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