



Public Hearing

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 8 will hold a Public Hearing on the following zoning applications on **July 20, 2023, at 7:00p.m.** at **Gwen Cherry Park, 7090 NW 22 Avenue, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT: A2Z CONSTRUCTION AND REMODEL, LLC. - Z2023000010

The applicant is requesting to permit a parcel of land with less lot frontage and lot area than required by Code.

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,750 sq. ft. (7,500 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Proposed Duplex Family Residence", as prepared by Ruben J. Pujol Architect, dated stamped received 04/18/2023 consisting of 4 sheets.

LOCATION: Lying on the southeast corner of NW 21 Court and NW 69 Terrace, AKA 2146 NW 69 Terrace, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.08 Acres

APPLICANT: ELAMRI DEVELOPMENT, LLC. - Z2023000031

The application is to permit an existing duplex residence to be located closer to the rear property line and to permit the existing residence to occupy a larger area of the lot than allowed by Code.

1) NON-USE VARIANCE of setback requirements to permit an existing duplex residence to setback a minimum of 2' (5' previously approved; 15' required for 50% of the lineal footage of the entire width of the house and 25' required for balance) from the rear (east) property line.

2) NON-USE VARIANCE of zoning requirements to permit the existing duplex with a lot coverage of 36.15% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "For: Elamri Development, LLC. Legalize & Remodeling Residence", as prepared by Bellon Architecture, Sheets SP-1 dated stamped received 04/18/2023, A-1 & A-2 dated stamped received 02/21/2023, consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 6321 NW 20 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.08 Acre

This is an in-person meeting. Interested parties may appear in person to participate. For inquiries regarding virtual access, please call (786) 414-2600, e-mail ZONINGmeetings@miamidade.gov, or visit our website at: <https://www.miamidade.gov/zoning/community-council-08.asp>

For legal ads online, go to <http://legalads.miamidade.gov>

CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING

NORTH BEACH COMPREHENSIVE USE REGULATIONS ORDINANCE AMENDING THE RESILIENCY CODE ENTITLED "OVERLAY DISTRICTS" AT SECTION 7.3.7, "ART DECO MIMO COMMERCIAL CHARACTER OVERLAY DISTRICT" TO REMOVE THE "OCEAN TERRACE/HARDING TOWNSITE AREA" FROM THE BOUNDARIES OF THE OVERLAY AND BY ESTABLISHING SECTION 7.3.10 ENTITLED "NORTH BEACH COMMERCIAL CHARACTER OVERLAY"

**JUNE 28, 2023
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on June 28, 2023, at 10:25 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/ Public Hearing on the proposed Ordinance.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE 3, ENTITLED "OVERLAY DISTRICTS," AT SECTION 7.3.7, "ART DECO MIMO COMMERCIAL CHARACTER OVERLAY DISTRICT," TO REMOVE THE "OCEAN TERRACE/HARDING TOWNSITE AREA" FROM THE BOUNDARIES OF THE OVERLAY; AND BY ESTABLISHING SECTION 7.3.10, ENTITLED "NORTH BEACH COMMERCIAL CHARACTER OVERLAY" (1) TO INCORPORATE THE PRE-EXISTING REGULATIONS FROM THE ART DECO/MIMO COMMERCIAL CHARACTER OVERLAY THAT ARE APPLICABLE TO THE "OCEAN TERRACE/HARDING TOWNSITE AREA," (2) TO PROVIDE LIMITS ON THE NUMBER OF PACKAGE LIQUOR STORES, CHECK CASHING STORES, CONVENIENCE STORES, AND TATTOO STUDIOS LOCATED NORTH OF 63RD STREET, AND (3) TO PROHIBIT TOBACCO AND VAPE DEALERS, OCCULT SCIENCE ESTABLISHMENTS, VITAMIN STORES, PAWN SHOPS, SOUVENIR AND T-SHIRT SHOPS, AND RELATED NUISANCE USES NORTH OF 63RD STREET; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the June 28, 2023 Commission Meeting, the City Commission will be present in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Applicants and the public are encouraged to attend the meetings virtually (as provided below). However, members of the public who wish to attend the meetings or provide public comment in person may appear at the Commission Chamber.

To participate or provide comment virtually during the Commission Meetings, 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 virtually on an item during the meetings must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in these meetings or be represented by an agent. The public may submit written comments by sending an email to: CityClerk@miamibeachfl.gov by 5:00 p.m. the day before the City 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 meetings' record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. These meetings, or any items therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meetings or its hearings, such person must 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 the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an 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).

The City Commission Meetings 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 BreezeLine Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

MIAMI BEACH

Rafael E. Granado, City Clerk
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