

Sunny Isles Beach

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'Seasons Meetings'

BY BARI AUERBACH

While Sunny Isles Beach residents are focused on enjoying the holiday season, elected officials are still working hard to ensure continued progress and an even more prosperous New Year at City Commission meetings as well as meetings held for committees of the Mayor's Advisory Council.

'DEVELOPMENT ZONE'

At the Nov. 16 City Commission meeting, variance requests by Sunny Isles Resort, LLLP, were approved for a new 32-story condominium with 103 units planned for 17475 Collins Avenue (next to the Samson oceanfront park).

"The property has a relatively narrow lot width of just over 100 feet," explained Assistant City Manager Jorge Vera. "The applicant is requesting a variance from a side setback on the north side of the property; and a maximum tandem parking requirement of 38% where 20% is permitted.

"It is staff's opinion that the variance setback is not detrimental to adjoining properties; and the proposed increase in tandem spaces will have no negative or detrimental effect on the development or operation of the parking garage...The applicant has reduced units from 170 to 103 - so the amount of parking spaces went down from

163 to 156 spaces.

"The applicant is also requesting a waiver of the beach access easement...it's mid-block location constitutes potential safety hazards. Staff feels the beach access should be waived because there is a beach access right there at Samson park... People crossing at 174th Street use the light and go right through the park to the beach."

Mayor Norman S. Edelcup pointed out, "Typically, beach accesses are required with each property - but whenever there is a building adjacent to [an existing] public access or the access presents a safety problem - the requirement is no longer a mandate."

Architect Kobi Karp noted, "This is one of the only 100 foot [parcels] in the city...it's a very unique site. Staff wanted us to come up with creative ways to treat our entry - so our lobby opens up immediately to the park, welcoming in light and open space. We've also designed a vertical glass image [for the building facade] creating a nice relationship to the street and providing a high-end crystalline look at night. There was also an opportunity to create lush landscaping from the front all the way to the rear."

Attorney Cliff Schulman added, "In transfers of development rights (TDR's) the applicant has basically agreed to pay the city \$6.8 million and \$1.3 million for bonuses...To be a good corporate citizen, we would proffer to

the city an additional mitigation payment of \$750,000 at the time of building permit for public purposes...This [represents] \$8.9 million in TDR's, bonuses and the additional mitigation payment...We're think this project is something you'll all be proud of."

'TRAFFIC ZONE'

At a Traffic and Safety Committee meeting held on Nov. 15, concerned citizens discussed a "No U-Turn" sign no longer present at 164th Street and Collins Avenue. The sign affected southbound traffic and helped prevent motorists from making U-turns by Oceania towers.

According to City Manager John Szerlag, the city of Sunny isles Beach has no jurisdiction over signage on Collins Avenue; and the Florida Department of Transportation (FDOT) controls state roads such as A1A. Carlos Francis of FDOT explained a study being conducted (expected to be complete by December) will determine whether or not the U-Turn sign is needed and should be replaced.

'SEEING GREEN'

At the Nov. 16 Commission meeting, the purchase of approximately one acre of land

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 Join us for our next
Movie Night
 on
 Saturday, December 2, 2006
 6:30 - 9:00 PM
 at
 Senator Gwen Margolis Park
 17815 North Bay Road
Bring a blanket and get ready for a ride on our version of the Polar Express. Enjoy other games and activities prior to the feature presentation at 7:00pm.
 For more information,
 please call City Hall at (305) 792-1706.


Multicultural Festival
 December 3, 2006
 1:00 - 5:00pm
 Senator Gwen Margolis Park
 17815 North Bay Road
Hosted by the Community Activities and Health Committee. Look inside for more details!


 Join us for our annual
Park Lighting Ceremony
 on
 Wednesday, December 6, 2006
 7:00 - 8:30 PM
 at
 Samson Oceanfront Park
 17425 Collins Avenue
featuring live musical entertainment, rides, refreshments, and a special visit by St. Nick!
 For more information, please call City Hall at (305) 792-1706.