

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AS REQUIRED PURSUANT TO SECTION 82-93(B), FINDING THAT THE CRITERIA SET FORTH IN SECTION 82-94 OF THE CITY CODE HAS BEEN SATISFIED, AND APPROVING A REVOCABLE PERMIT REQUEST BY TD BANK, N.A., (THE "APPLICANT") FOR THE PROPERTY LOCATED AT 1570 ALTON ROAD (THE "PROPERTY") TO ALLOW THE INSTALLATION OF A PARKING SIGN, 24" X 24" AND 6.5" WIDE, WHICH SIGN SHALL PROJECT APPROXIMATELY 24" OVER THE PUBLIC RIGHT-OF-WAY, AND APPROXIMATELY 14.1 FEET ABOVE GRADE; AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE THE REVOCABLE PERMIT.

WHEREAS, TD Bank, N.A. (the "Applicant") and The Sterling Building, Inc. (the "Owner"), are requesting a revocable permit for the property located at 1570 Alton Road (the "Property") to allow the installation of a parking sign, 24" x 24" and 6.5" wide, which sign shall project approximately 24" over the public right-of-way, and approximately 14.1 feet above grade; and

WHEREAS, this property, located at 1570 Alton Road, is described as: the East 80 feet of Lots 3 and 4, Block 66, Commercial Subdivision, according to the Plat thereof as recorded in Plat Book 6, Page, 5, of the Pubic Records of Miami-Dade County, Florida; and

WHEREAS, the provided parking for the building is located at the rear of the Property, and can only be accessed from 16th Street (behind the building); and

WHEREAS, basic signage is an essential component for a bank operation in the area; and

WHEREAS, the Applicant's permit request complies with the Design Review Board (DRB) order in DRB File No. 19-0396, as the scope of the DRB approval included new signage to reflect the TD Bank use, and to retrofit the space as clearly identifiable for such use; and

WHEREAS, pursuant to Section 82-93(a) of the City Code, notices of the public hearing have been mailed to owners of land lying within 375 feet of the existing permit area at least 15 days prior to the public hearing; and

WHEREAS, pursuant to Section 82-94 of the City Code, the City Commission shall review the revocable permit request and determine whether the request shall be granted or denied following the public hearing; and

WHEREAS, Public Works has analyzed the criteria contained in Sections 82-94; a summary of the Public Works Department's review and recommendation to grant the revocable permit request is set forth in the Commission Memorandum accompanying this Resolution, which Memorandum is incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, following a duly noticed public hearing, as required pursuant to Section 82-93(b), finding that the criteria set forth in Section 82-94 of the City Code has been satisfied, and approving a revocable permit request by TD Bank, N.A., (the "Applicant") of the property located at 1570 Alton Road (the "Property") to allow the installation of a parking sign, 24" x 24" and 6.5" wide, which sign shall project approximately 24" over the public right-of-way, and approximately 14.1 feet above grade; and authorizing the Mayor and the City Clerk to execute the revocable permit.

PASSED and ADOPTED this _____ day of _____, 2020.

DAN GELBER, MAYOR

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

Rafael Granado

City Attorney *RAP* 2-9-2020 Date