

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 WASHINGTON AVENUE ASSOCIATES, LLC, (THE "APPLICANT") FOR THE PROPERTY LOCATED AT 915 WASHINGTON AVENUE, MIAMI BEACH (THE "PROPERTY") TO ALLOW FOR TWO (2) CANOPY ENCROACHMENTS INTO THE RIGHT OF WAY, FOR A TOTAL OF 156.56 SQUARE FEET; AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE THE REVOCABLE PERMIT.

WHEREAS, Washington Avenue Associates, LLC. (the "Applicant"), is requesting a revocable permit for the property located at 915 Washington Avenue, Miami Beach (the "Property"), to allow for two (2) canopy encroachments into the right of way, for a total of 156.56 square feet, for hotel use and to provide signage and shade structure; and

WHEREAS, given the fact that the building is part of an existing structure and designed in an urban capacity fronting the right-of-way, the hotel is not readily identifiable; and

WHEREAS, the hotel use on the Property will have a need to indicate where it is located, and thus it is essential that this small sign clearly demarcate that the hotel associated with the structure is accessible from Washington Avenue; and

WHEREAS, the success of any business relies, in part, on providing signage that is clearly visible and identifiable; and

WHEREAS, the Property is also located in an area where vehicular traffic is prominent; and

WHEREAS, the proposed visible signage is critical and the signage complies with all City regulations; and

WHEREAS, the Property, which is identified by Miami-Dade Tax Folio No. 02-3234-008-1400, is located on the east side of the Washington Avenue between 9th and 10th Streets; and

WHEREAS, the Property is located within the CD-2 zoning district; and

WHEREAS, the one-story commercial structure in the Property was built in 1937 and is approximately 22,030 square feet in size; and

WHEREAS, pursuant to PB0616-0033, the Property was approved for a Conditional Use Permit ("CUP") for the construction of a new seven (7) story hotel development exceeding 50,000 square feet including a Neighborhood Impact Establishment with outdoor entertainment in 2017; and

WHEREAS, the Historic Preservation Board (HPB) approved HPB01716-0046 for a Certificate of Appropriateness ("COA") for the substantial demolition, renovation and restoration of the existing structures and the construction of a new 7-story ground level addition; 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 Washington Avenue Associates, LLC, (the "Applicant") for the property located at 915 Washington Avenue, Miami Beach (the "Property") to allow for two (2) canopy encroachments into the right of way, for a total of 156.56 square feet; and authorizing the Mayor and the City Clerk to execute the revocable permit.

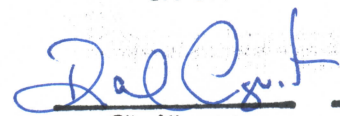
PASSED and ADOPTED this _____ day of _____, 2020.

DAN GELBER, MAYOR

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

7/13/20

Date