

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 CONTAINING A SURFACE AREA OF APPROXIMATELY 4.5 SQUARE FEET, EXTENDING INTO THE RIGHT OF WAY 2 FEET AND APPROXIMATELY 14 FEET ABOVE GRADE; TO ALLOW THE EXISTING EYEBROW ABOVE THE FIRST FLOOR APPROXIMATELY 14.5 FEET ABOVE GRADE AND AN UPPER BALCONY AREA APPROXIMATELY 28.7 FEET ABOVE GRADE EXTENDING INTO THE RIGHT OF WAY APPROXIMATELY 7 FEET; 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") for the property located at 1570 Alton Road ("the Property") are requesting the approval of a revocable permit a parking sign and an existing eyebrow; and

WHEREAS, the parking sign contains a surface area of approximately 4.5 square feet, extending into the right of way 2 feet and approximately 14 feet above grade; and

WHEREAS, the existing eyebrow above the first floor approximately 14.5 feet above grade and an upper balcony area approximately 28.7 feet above grade extending into the right of way approximately 7 feet.; and

WHEREAS, the provided parking for the structure is located on the rear of the Property behind the structure and can only be accessed behind the building from 16th Street. A signage is an essential component for a bank use in the area; and

WHEREAS, this property 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, this permit request is compliant pursuant to DRB19-0396. The scope of the DRB approval included new signage to reflect the TD Bank 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, Public Works has analyzed the criteria contained in Sections 82-94; 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;

WHEREAS, the Public Works Department's review, and recommendation to grant the 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") for the property located at 1570 Alton Road (the "Property") to allow the installation of a parking sign containing a surface area of approximately 4.5 square feet, extending into the right of way 2 feet and approximately 14 feet above grade; to allow the existing eyebrow above the first floor approximately 14.5 feet above grade and an upper balcony area approximately 28.7 feet above grade extending into the right of way approximately 7 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