

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	February 28, 2013	Meeting Time	7:00 P.M.
File Number	PZ-2-13-20135	Folio Number	11-3206-013-2630
Owner	Leocava LLC, PO Box 381703 Miami FL 33238		
Applicant	Dermbar MD		
Agent	Thomas Luongo, 318 Alhambra Circle, Coral Gables, FL 33134		
Property Address	9534 NE 2nd Avenue		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 1 TO 3 INC BLK 20 LOT SIZE 19500 SQUARE FEET OR 21000-1079 0203 2 (3) OR 21000-1079 0203 02		
Property Sq. Ft.	19,500	Building Sq. Ft.	19,229
		Flood Zone	X
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Doctor's Office	Comprehensive Plan Consistency	Yes
Existing Structure	2-story; N/A bed/ N/A bath	Year Built	1925
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Special site plan review and approval. Wall sign.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	February 11, 2013

Background

The applicant was before the board with a sign request in January.

Applicant is proposing a black aluminum sign with white raised PVC lettering. The sign is unlit.

The area of the sign is approximately:

Sign: 2 feet high X 9 feet wide = 18 square feet

The applicant is requesting approximately 18 square feet of signage.

The business is accessible from an internal hallway that may be reached from an outside door on 2nd Avenue and from a door at the rear of the building

The doctor's office does have an outside windowless wall to the south of the front double door entrance. The applicant proposes to place the sign on this wall. An alternative site is proposed north of the double doors.

There is presently a board of approximately 2 feet by 2 feet in size located on the south side of the entrance with the names of the businesses located within the building.

There are presently several buildings combined under one folio. The subject building has 51 feet of frontage and would have a sign allocation of 76.5 sq. ft. if treated as a standalone building.

There is no specific language within the zoning code to guide the board in the allocation of signage for businesses located within a building and having no direct frontage on a street.

The proposed signage is within the sign allocation for the building.

Analysis

The proposal is consistent with the technical provisions of the Zoning Code.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements are harmonious with the community, as required in Articles V and VI of Appendix A Zoning of the Code of Ordinances, and, in that regard, may add further conditions or delete or modify staff recommended conditions, deny the application, or continue the item for future consideration.

Planning and Zoning staff recommends **APPROVAL** of the site plan for 18 square feet of signage with a finding that it is consistent with the technical provisions of the Code.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is granted for 18 square feet of signage consisting of a black aluminum sign with white raised PVC lettering.
- 2) Sign is to be placed on wall south of the building entrance.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.