

**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-2-13-20136	Folio Number	11-3206-013-4210
Owner	Gator Investments		
Applicant	Marc Prophete & Marie Val, 9723 NE 2 <sup>nd</sup> Ave		
Agent	None		
Property Address	9723 NE 2 <sup>nd</sup> Ave		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 10 & 11 BLK 31 LOT SIZE 95.000 X 130 OR 17437-1378 1196 4 (2) OR 28412-2519 1212 01		
Property Sq. Ft.	12,350	Building Sq. Ft.	9,459
		Flood Zone	X
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Retail	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; N/A bed/ N/A bath	Year Built	1948
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**

Applicant is proposing a PVC board sign over the door and window and door PVC signage.

The PVC board sign over the door is unlit:

The area of the sign is approximately:

Sign: 20 inches high X 40 inches wide = 800 square inches = 5.5 sq. ft.

The window signs are vinyl applications:

The area of the signs are approximately:

Sign: Upper left sign: 32 inches high X 36 inches wide = 1152 square inches = 8 sq. ft.  
 Lower left sign: 18 inches high X 36 inches wide = 648 square inches = 4.5 sq. ft.  
 Right sign: 18 inches high X 36 inches wide = 648 square inches = 4.5 sq. ft.  
 Door sign: 12 inches high X 24 inches wide = 288 square inches = 2 sq. ft.

The applicant is requesting approximately 19 square feet of signage.

The subject building is 207 inches wide with a sign allocation of 25.8 square feet.

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 19 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 19 square feet of signage consisting of a PVC board sign and PVC lettering on the windows and door.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.
- 4) 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.