

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-2-13-20137	Folio Number	11-3206-013-4380
Owner	Shapar Realty, 8497 Old Pine Road, Boca Raton FL 33428		
Applicant	Richard Lehman, 9801 NE 2nd Avenue, Miami Shores FL 331338		
Agent	None		
Property Address	9801 NE 2 nd Avenue		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOT 13 & LOT 14 BLK 32 LOT SIZE 100.000 X 130 OR 15605-3244 0692 4 OR 15605-3244 0692 01		
Property Sq. Ft.	13,000	Building Sq. Ft.	10,803
		Flood Zone	X
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Medical Office	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; N/A bed/ N/A bath	Year Built	1953
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 wall sign and a door sign.

The signage consists of 10 inch tall off-white unlit channel letters identifying the business. The sign is located on a curved corner wall.

The area of the sign is approximately:

Sign: 10 inches high X 128 inches wide = 1280 square inches = 8.8 sq. ft.

The door sign consists of vinyl applications:

The area of the sign is approximately:

Sign: 33 inches high X 26 inches wide = 858 square inches = 6 sq. ft.

The applicant is requesting approximately 14.8 square feet of signage.

The subject building is 212 inches wide on NE 2nd Avenue with a sign allocation of 26.5 square feet, not counting the frontage on NE 98th 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 14.8 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 14.8 square feet of signage consisting of 10 inch tall off-white unlit channel letters and PVC lettering on the entrance 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.