

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

Hearing Date	July 24, 2014	Meeting Time	7:00 P.M.
File Number	PZ-6-14-2014106	Folio Number	11-2136-000-0040 11-2136-000-0050 11-2136-000-0060 11-2136-036-0020 11-2136-036-0021
Owner	Barry University, 11300 NE 2 nd Avenue, Miami Shores, FL 33161		
Applicant	Same		
Agent	Sara Herald, 11300 NE 2nd Avenue, Miami Shores, FL 33161		
Property Address	11300 NE 2nd Avenue		
Legal Description	See Folio Nos.	Assessor's Building Value	N/A
Property Sq. Ft.	N/A	Building Sq. Ft.	N/A
Flood Zone	N/A		
Zoning	S1	Future Land Use Designation	Institutional
Existing Use	University	Comprehensive Plan Consistency	Yes
Existing Structure	N/A -story; N/A bed/ N/A bath	Year Built	N/A
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 504.4 Master sign plans and Sec. 600, University Master Sign Plan.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	July 9, 2014

Background

Barry University entered into a Master Sign Agreement with Miami Shores February 24, 2011. The Master Sign Agreement outlined the proposed locations of signage, the size, shape, color and text that would be permitted on the Barry University campus without further Planning Board review.

Barry University is again before the Planning and Zoning Board to amend the Barry University Master Sign Agreement.

Barry University is requesting a change in the color of signage from the shade of yellow originally proposed to Sherwin-Williams Salute – 7582, a medium dark shade of red comprised of 52.94% red, 26.27% green and 25.1% blue.



Analysis

The medium dark shade of red is dramatic yet subtle in comparison to the pallet of reds available. It has been used on 19th and 20th century homes and most recently as an accent color on the outside of new residences or as an interior paint choice.

The color is similar to some of the clay roof tiles seen in Miami Shores.

The design is compatible with the neighborhood and community.

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

Recommendation

In acting on a Master Sign Agreement and site plan, the Planning Board must make a finding that the proposed improvements comply with the regulations and are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400, Sec. 504.4 Master sign plans and Sec. 600, 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 amendment to the Master Sign Agreement and site plan to permit a change of sign color to Sherwin-Williams Salute – 7582, based on the foregoing analysis with a finding that the site plan is consistent with the technical provisions of the Code subject to the following conditions:

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

- 1) Approval is granted as shown on the plans submitted and made a part of this approval to amend the Barry University Master Sign Agreement and site plan to permit a change of sign color to Sherwin-Williams Salute – 7582.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.