

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

Hearing Date	October 16, 2014	Meeting Time	7:00 P.M.
File Number	PZ-9-14-2014131	Folio Number	11-3206-013-2350
Owner	Shores Landing LLC, 714 NE 59 <sup>th</sup> St., Miami, FL 33137		
Applicant	Maria Suarez, 9702 NE 2 <sup>nd</sup> Ave, Miami Shores, FL 33138		
Agent	Art Sign Inc. / Denise Williams;		
Property Address	9702 NE 2 <sup>nd</sup> Avenue		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 3-4 & 5 BLK 18 LOT SIZE 150 X 130 OR 23462-2095 06 2005 1	Assessor's Building Value	N/A
Property Sq. Ft.	19,500	Building Sq. Ft.	13,544
		Flood Zone	X
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Office /Vacant Space, Mixed Use Building.	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; N/A bed/N/A bath	Year Built	1946
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 504. (f) (1) and Sec. 600. Site plan review and approval required. Signs		
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	September 26, 2014

**Background**

Applicant is requesting window signs on NE 2nd Avenue.

The business space is a storefront in a building with multiple storefronts.

The business has approximately 20 ft. of frontage on NE 2nd Avenue. The B1 District provides for 1.5 sq. ft. of sign area per building front foot giving the storefront a sign allocation of 30 sq. ft. The applicant is requesting the following signage.

The applicant is proposing a wall sign consisting of illuminated channel letters on a track. The window and door signage consists of vinyl appliques. The applicant is not proposing to place a sign on the large window as is partially visible on the sign plan.

**Signs:**

Wall sign: 106 in. wide X 15 in. high = 1590 sq. in. = 11 sq. ft.  
 Door sign: 21 in. wide X 50 in. high = 1050 sq. in. = 7.3 sq. ft.

The applicant is requesting approximately 18.3 sq. ft. of signage for the storefront.

## Analysis

The applicant has requested less than the full signage allowance for the storefront and therefore the proposed signage is within the sign allocation for the building.

Sign elements have not been repeated.

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 IV, V and VI of Appendix A Zoning, Sec. 400, Sec. 504 Signs and Sec. 600 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 18.3 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 18.3 square feet of window signage as shown on the plans submitted and made a part of this approval.
- 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.