

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

Hearing Date	January 22, 2015	Meeting Time	7:00 P.M.
File Number	PZ-12-14-2014155	Folio Number	11-3206-011-0150
Owner	John Militana, 8801 Biscayne Boulevard, Miami Shores, FL 33138-3381		
Applicant/Tenant	Melys Boisnote, 8965 NE 6th Avenue, Miami Shores FL		
Agent	None		
Property Address	Building Address: 8975 NE 6 <sup>th</sup> Avenue Unit Number: 8965 NE 6th Avenue		
Legal Description	ASBURY PARK PB 4-110 N48.6FT OF LOT 16 W OF FED HWY LESS W10FT ST LOT SIZE 48.600 X 138 OR 11949-0631 1083 2	Assessor's Building Value	N/A
Property Sq. Ft.	6,707	Building Sq. Ft. Unit Sq. Ft.	4,524 Unknown Flood Zone X
Zoning	B2	Future Land Use Designation	General Commercial
Existing Use	Multi-tenant mixed use	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; N/A bed/N/A bath	Year Built	1950
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	December 30, 2014

**Background**

Applicant is requesting window signs for a business on Park Avenue. The applicant was before the board previously with a different sign application.

The applicant carries out several businesses on the same premises.

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

The business has approximately 12 ft. of frontage on Park Avenue. The B2 District provides for 3 sq. ft. of sign area per building front foot giving the storefront a sign allocation of 36 sq. ft. The applicant is requesting the following signage.

The applicant is proposing window signage consisting of vinyl applique placed on the window.

**Signs:**

Wall sign:                36 in. wide X 36 in. high = 1,296 sq. in. = 9 sq. ft.  
                                  Times 2 signs = 18 sq. ft.

The applicant is requesting approximately 18 sq. ft. of signage for the storefront.

## **Analysis**

Applicant is removing all existing signage including the door sign shown on the plan submitted. 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 square feet of window 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 window signage as shown on the plans submitted and made a part of this approval.
- 2) Applicant to remove all existing signage.
- 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.