

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2015160	Folio Number	11-3206-013-4210
Owner	Gator 9723 NE 2nd Avenue, 1595 NE 163 St., North Miami Beach, FL33162		
Applicant/Tenant	Gonzalo Solvera, 214 NE 98th Street, Miami Shores, FL 33138		
Agent	None		
Property Address	9723 NE 2nd Avenue		
Business Address	214 NE 98 th Street		
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)	Assessor's Building Value	N/A
Property Sq. Ft.	12,350	Building Sq. Ft. Unit Sq. Ft.	9,459 Not Known
Flood Zone	X		
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Vacant Space, Mixed Use Building.	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, 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	February 2, 2015

Background

Applicant is requesting window signs for a business on NE 98th Street.

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

The business has approximately 12 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 18 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 signs: 60 in. wide X 20 in. high = 1,200 sq. in. = 8.3 sq. ft.
 68 in. wide X 14 in. high = 952 sq. in. = 6.6 sq. ft.

The applicant is requesting approximately 14.9 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 14.9 sq. ft. 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 14.9 sq. ft. 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.