

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

Hearing Date	April 16, 2015	Meeting Time	7:00 P.M.
File Number	PZ-03-15-2015179	Folio Number	11-3206-013-3920
Owner	DVS LLC / Teresa Caccamise, 201 NE 95 Street, Miami Shores, FL33138		
Applicant	Same		
Agent	Victor Bruce		
Property Address	9501 to 9545 NE 2 Avenue		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 12 TO 17 INC BLK 29 LOT SIZE 40200 SQUARE FEET COC 22525-4024 07 2004 6	Assessor's Building Value	N/A
Property Sq. Ft.	40,200	Building Sq. Ft.	24,807
		Flood Zone	X
Zoning	B1	Future Land Use Designation	General Commercial
Existing Use	Mixed Use Building.	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; N/A bed/N/A bath	Year Built	1949
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 504.4 Master sign agreement 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	March 26, 2015

Background

The zoning code has a provision, Sec. 504.4 Master sign agreement, that allows building owners to secure pre-approval for building signage from Miami Shore Village. Future signs on the building that are consistent with the pre-approved master sign agreement may be administratively approved by the planning and zoning director and do not need future Planning and Zoning Board approval.

DVS LLC is seeking a Master Sign Agreement for 9501 to 9545 NE 2nd Avenue.

The proposed signage includes:

One (1) 20" high by 188" wide name wall sign consisting of individual internally lighted black channel letters.

One (1) 10" high by 79" wide information wall sign consisting of individual internally lighted black channel letters.

One (1) 37" high by 37" wide, 9.5 sq. ft. wall sign consisting of a corporate logo.

Window signage of up to 5 square feet.

Total proposed signage is 45 square feet. The sign allocation for a 30 ft. wide storefront as shown is 45 square feet.

Analysis

The proposed signage compliments the building and harmonizes with the architecture.

The proposed master sign agreement is consistent with Sec. 504.4 and other sign provisions of the zoning code

Recommendation

In acting on a 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 Schedule of Regulations, Sec. 504.4 Master sign agreement 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 Master Sign Agreement for 9501 to 9545 NE 2 Avenue, based on the foregoing analysis with a finding that it 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 for signage as shown on the master sign agreement and made a part of this approval.