

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

Hearing Date	November 12, 2015	Meeting Time	7:00 P.M.
File Number	PZ-10-15-2015225	Folio Number	11-3206-011-0190
Owner	88 Biscayne Management LLC / Marili Cancio, Registered Agent		
Applicant	Global Hybrid Group / Henry Aneulo		
Agent	Henry Aneulo		
Property Address	Master Building Address: 650 NE 88 <sup>th</sup> Terrace Storefront Address: 8825 B Biscayne Boulevard		
Legal Description	ASBURY PARK PB 4-110 LOT 19 LESS FED HWY LOT SIZE 25621 SQUARE FEET OR 22120-0744-47-50 0304 6(6)	Assessor's Building Value	N/A
Property Sq. Ft.	25,621	Building Sq. Ft.	N/A
		Flood Zone	X
Zoning	B2	Future Land Use Designation	General Commercial
Existing Use	Retail, Multi-tenant mixed use	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; N/A bed/ N/A bath	Year Built	1954
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	October 22, 2015

**Background**

Applicant is requesting a wall sign on Biscayne Boulevard.

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

The business has approximately 17.5 ft. of frontage on Biscayne Boulevard. The B2 District provides for 3 sq. ft. of sign area per building front foot giving the storefront a sign allocation of 52.5 sq. ft. The applicant is requesting the following signage.

The proposed sign consists of 2 rows of blue and green flat-cut non-illuminated PVC lettering.

Wall sign: 122 in. wide X 20 in. ft. tall = 2,440 sq. in. = 16.9 sq. ft.

The applicant is requesting approximately 16.9 sq. ft. of signage for the storefront.

**Analysis**

The applicant has requested approximately 32% of the signage allowance for the storefront and therefore the proposed signage is within the sign allocation for the building.

Sign elements have not been repeated. Blue and green lettering blends with the overall building color.

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 16.9 sq. ft. 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 16.9 sf of 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.