



Planning Board Staff Report

MIAMI SHORES VILLAGE PLANNING BOARD HEARING					
Miami Shores Village Town Hall Council Chambers 10050 NE 2nd Avenue Miami Shores					
Hearing Date	November 8, 2012	Meeting Time	7:00 P.M.		
File Number	PZ-10-12-201238	Folio Number	11-3205-031-0110		
Owner	Mark Llerena, 1550 NE 103rd Street, Miami Shores, FL 33138				
Applicant	Same				
Agent	None				
Property Address	1550 NE 103 rd Street, Miami Shores, FL 33138				
Legal Description	5 53 42 RE-PLAT OF TR C MIAMI SHORES BAY PARK ESTS PB 64-97 LOT 20 BLK 5 LOT SIZE 15269 SQ FT OR 18032-1120 0398 4				
Property Size- Sq. Ft.	15,269	Building Adjusted Sq. Ft.	4,456	Flood Zone	VE11
Zoning	R35	Future Land Use Designation	Single Family Residential		
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes		
Existing Structure	1-story; 4 bed / 5 bath	Year Built	1958		
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Special site plan review and approval, waterfront property. Front façade improvements, a fence in front yard and an attached pergola at the rear.				
Action Required	Approve, Approve with Conditions, or Deny the application	Other Required Approvals	Village Building Permits DRER, EPRD and DOH/HRS		
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	October 11, 2012		

Background

The applicant is proposing to change the front façade of the residence.

The applicant is proposing to add a wood pergola to the front of the residence with non-structural wood screening running laterally across the front of the residence. The screening will also be added to the west side of the garage that will also create a storage space.

A flat roof front entrance is proposed with stone veneer. The residence has a slope roof.

The applicant is proposing a masonry and wood fence in the front yard. Masonry will be used as the posts with lateral wood railing in-between.

The applicant is proposing an attached wood pergola with concrete columns at the rear of the residence. The 350 square foot pergola is located 10 feet from the side lot line and 15 feet from the rear lot line.

Analysis

Parapet walls at the front of the residence create the illusion of a flat roof while leaving the existing slope roof in place.

The new entrance is proposed to have an actual flat roof. Flat roof additions are not permitted to the front of residences with otherwise sloped roofs. Flat roofs are not permitted on the front of residences.

The proposal is consistent with the technical provisions of the Zoning Code, except as noted.

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 V and VI 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 DENIAL of the site plan for a flat roof entrance.

Planning staff recommends APPROVAL of the site plan for front façade improvements, a fence in the front yard and an attached pergola at the rear 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) Site plan approval does not include a flat roof entrance.
- 2) Approval is granted for front façade improvements, a fence in the front yard and an attached pergola at the rear.
- 3) Applicant to obtain all required permits from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS).
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.