

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

Hearing Date	February 28, 2013	Meeting Time	7:00 P.M.
File Number	PZ-2-13-20138	Folio Number	11-3206-035-0010
Owner	Aurelio Martinez, 999 NE 94th Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	None		
Property Address	999 NE 94th Street		
Legal Description	5 6 53 42 MAGEE & HAWKINS SUB PB 51-5 LOT 1 LOT SIZE 84.250 X 148 OR 18507-2342 03 1999 1 OR 18507-2342 0399 00		
Property Sq. Ft.	12,469	Building Sq. Ft.	2,003
		Flood Zone	X
Zoning	R22.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 3 bed/2 bath	Year Built	1950
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Special site plan review and approval. Fences in the front yard.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	February 14, 2013

Background

The residence is located on a corner plot. The residence fronts on NE 94th Street, a short cul-de-sac and has a side plot line along NE 10th Avenue to the east. The rear yard of the subject property abuts the rear yard of the property to the north. The applicant has proposed a bronze colored 3.5 foot high ornamental metal fence in the front yard as shown on the provided site plan. The applicant has an existing ornamental metal fence in the side yard.

Analysis

The application is consistent with the technical provisions of the 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 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 **APPROVAL** of the site plan for a bronze colored 3.5 foot high ornamental metal fence in the front yard, 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 a bronze colored 3.5 foot high ornamental metal fence in the front yard.
- 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.