

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

Hearing Date	May 28, 2015	Meeting Time	7:00 P.M.
File Number	PZ-05-15-2015189	Folio Number	11-3205-035-0010
Owner	Joaquin Amador, 1491 NE 102nd Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	Robert Rossi, PO Box 41494, Miami Beach, FL 33141		
Property Address	1491 NE 102nd Street		
Legal Description	DUNNINGS WATERWAY PB 114-46 LOT 1 BLK 1 LOT SIZE 10379 SQ FT OR 13698-285 0588 1 COC 23341-4728 04 2005 1	Assessor's Building Value	\$190,147
Property Sq. Ft.	10,379	Building Sq. Ft.	2,381
		Flood Zone	AE9
Zoning	R20	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	1954
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 and Sec. 600. Site plan review and approval required. Waterfront development. Dock.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	May 5, 2015

Background

The applicant has a residence on the canal between NE 102nd Street and NE 103rd Street. The residence is located 1 plot from Biscayne Bay.

The applicant is proposing to construct a 16,000 LB cradle lift in the canal. The lift is located 17.5 feet from the westerly plot line and is located entirely within the D% sight triangle.

The applicant is proposing 2 solar lights on the outside piles and night time reflectors on all piles as normally required by the planning board.

There is no dock and are no modifications are proposed to the seawall or landward on the plot.

Analysis

The canal is 100 ft. wide at this location. The boat lift extends a total of 15 ft. into the canal and runs 12.6 ft. along the seawall.

The boat lift occupies approximately 15 % of the width of the canal. Miami-Dade generally permits docks and boat lifts to occupy up to 25 % of the width of the canal.

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 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. 534 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 site plan to construct a 12.5 ft. wide boat lift extending 15 ft. into the canal, based on the foregoing analysis with a finding that it is similar to a proposal previously denied by the board and is therefore not consistent with the provisions of the Code as harmonious with the community.

Should the board find that the applicant merits approval notwithstanding the staff recommendation, staff recommends that the following conditions apply:

- 1) Approval is granted for a 12.5 ft. wide boat lift extending 15 ft. into the canal.
- 2) Applicant to secure final approval from the Department of Regulatory and Economic Resources, Environmental Resources Management and the Army Corps of Engineers, before a building permit will be issued.
- 3) Applicant to comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the AE9 special flood hazard area.
- 4) Applicant to obtain a building permit before commencing work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) Applicant to add not less than two (2) solar lights on the outside piles and night time reflectors on all piles of the boat lift.
- 7) 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.