

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

Hearing Date	March 23, 2017	Meeting Time	7:00 P.M.
File Number	PZ-2-17-20178	Folio Number	11-3101-022-0130
Owner	Alfredo Patino		
Applicant	Same		
Agent	None		
Property Address	104 NW 102 nd Street		
Legal Description	GOLD CREST A SUB PB 21-56 E1/2 OF LOT 5 BLK 2 AND LOT 6 LOT SIZE 85.270 X 108 OR 15259-3293 1191 4	Assessor's Building Value	N/A
Property Sq. Ft.	9,209	Building Sq. Ft.	1,630
		Flood Zone	X
Zoning	R15	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	1947
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600. Site plan review and approval required. One-story addition.		
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	March 6, 2017

Background

The proposed work was begun without board approval and without building permits. The pictures provided show the current state of work, no pictures are available of the original condition of the house.

The rear porch has been partially demolished with the flat roof being removed and window openings changed. The applicant is proposing to add a slope roof and to expand the enclosed area to include what was an adjoining 140 sf open patio.

The applicant is extending the front entry into the yard to create a new 120 sf covered entry with a shed roof.

Analysis

The additions are compatible with the 1940's residence.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted for finished floor.

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 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 and construction as submitted and made a part of this approval, 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 as shown on the plans submitted and made a part of this approval.
- 2) Applicant to apply for and obtain all required building permits from the Building Department including any building permits required for work already begun or completed without building permits.
- 3) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 4) An erosion and sedimentation plan subject to review and approval by the building official is required and must be submitted to the building official with the building permit application. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 5) Applicant to obtain all required permits and approvals 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) as required.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 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.