

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-2-17-201710	Folio Number	11-3206-013-2480
Owner	Miami Shores Village		
Applicant	Same		
Agent	Village Staff		
Property Address	None		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 22 & 23 BLK 18 LOT SIZE 100.000 X 115	Assessor's Building Value	N/A
Property Sq. Ft.	11,500	Building Sq. Ft.	N/A
		Flood Zone	X
Zoning	Parking	Future Land Use Designation	Parking
Existing Use	Parking	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; N/A bed/N/A bath	Year Built	N/A
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600. Approval of waiver of plat, plot split.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Approval County Approval
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	March 13,2017

Background

The village requests that the planning board approve a waiver of plat to authorized a simplified process for subdivision to split a parent tract into 2 parcels.

The village installed a sanitary sewer system in the downtown and as part of that installation a sewage pump station was constructed on village property on 97th Street, one-half block west of NE 2nd Avenue in a village parking lot.

The proposed plat will split the parent parcel into 2 tracts. The village will retain Parcel B as a parking lot and will deed Parcel A to Miami-Dade County as part of the turnover of the sewer system to the county.

Analysis

Utilities are located where necessary and are not governed by the zoning code as are other land uses.

Recommendation

Recommend Planning Board approve waiver of plat and plot split.

LEGAL DESCRIPTION:

Parent Tract

Lots 22 & 23, Block 18, of "AMENDED PLAT OF MIAMI SHORES SECTION No.1", according to the plat thereof as recorded in Plat Book 10 at Page 70 of the Public Records of Miami-Dade County, Florida.

Containing 11,500 Square Feet or 0.26 Acre more or less.

Parcel "A"

A portion of land lying in lots 22 & 23, Block 18, of "AMENDED PLAT OF MIAMI SHORES SECTION No.1", as recorded in Plat Book 10. Page 70, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 23, Block 18, of said Plat; thence run South 87°40'17" West along the South line of Lot 23 also being the North Right-of-way line of NE 97th Street (75.00 foot Right- of-way), a distance of 34.69 feet to the Point of Beginning; thence continue along said South line of said Block 18 also being the North Right-of-way line of NE 97th Street, South 87°40'17" West, a distance 65.31 feet to the Southwest corner of Lot 22, Block 18, of said Plat; thence departing said North Right-of-Way line of NE 97th Street, run North 02°29'14" West along the West Line of said Lot 22, a distance of 65.00 feet; thence leaving said West line run North 87°40'09" East, a distance of 65.31 feet; thence run South 02°29'13" East, a distance of 65.00 feet to the Point of Beginning.

Containing 4,245 Square Feet or 0.10 Acre more or less.

Parcel "B" (Remainder Parcel)

A portion of land lying in Lots 22 & 23, Block 18, of "AMENDED PLAT OF MIAMI SHORES SECTION No.1", as recorded in Plat Book 10. Page 70, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 23, Block 18, of said Plat; thence run South 87°40'17" West along the South line of Lot 23 also being the North Right-of-way line of NE 97th Street, for a distance of 34.69'; thence run North 02°29'13" West along the East line of Parcel "A", for a distance of 65.00'; thence run South 87°40'09" West along the North line of Parcel "A" for a distance of 65.31' to a point which is located on the West line of Lot 22, Block 18 of said Plat; thence continue along the said West line North 02°29'14" West for a distance of 50.00 to the Northwest corner of Lot 22, Block 18, of said Plat; thence North 87°40'18" East along the North line of Lots 22 & 23, Block 18 of said Plat for a distance of 100.00' to a Northeast corner of Lot 23, Block 18; thence South 02°29'14" East along the West line of Lot 23, Block 18 of said Plat for a distance of 115.00' to the Point of Beginning.

Containing 7,255 Square Feet or 0.17 Acre more or less.