

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

Hearing Date	May 24, 2018	Meeting Time	6:30 P.M.
File Number	PZ-5-24-18-46	Folio Number	11-3101-022-0180
Owner	Sekou Caldwell		
Applicant	Same		
Agent	Marc Campbell		
Property Address	142 NW 101 Street Miami Shores FL 33138		
Legal Description	GOLD CREST PB 21-56 LOT 1 W1/2 OF LOT 2 BLK 3 LOT SIZE 75.000 X 108 OR 17279-3628 0796 1	Assessor's Building Value	N/A
Property Sq. Ft.	8,100	Building Sq. Ft.	1,234
Flood Zone			
Zoning	R15	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed / 1bath	Year Built	1948
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 for a secondary structure renovation.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits DRER, EPRD, DOH/HRS
Staff Report	Travis Kendall, Director, Planning and Zoning	Report Date	April 13, 2018

Background

The applicant is requesting site plan approval for a secondary structure renovation and new pool.

Analysis

The proposed renovation is consistent with code. The re-use of the building is harmonious with the character of the neighborhood.

Recommendation

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 inconsistent 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 create and maintain two (2) legal parking spaces on site.
- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies.

- 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.
- 8) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.