

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

Hearing Date	June 27, 2013	Meeting Time	7:00 P.M.
File Number	PZ-5-13-201333	Folio Number	11-3206-034-0220
Owner	Raymond Mateo, 900 NE 100th Street		
Applicant	Same		
Agent	Victor Bruce, 390 NE 101st Street, Miami Shores, 33138		
Property Address	900 NE 100th Street		
Legal Description	MIAMI SHORES SEC 8 PB 14-33 LOT 10 TO 12 BLK 170 LOT SIZE 156.400 X 118 COC 25289-3838 01 2007 5		
Property Sq. Ft.	18,455	Building Sq. Ft.	2,295
		Flood Zone	X
Zoning	R20	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 2 bed/3 bath	Year Built	1941
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400, 500 and Sec. 600, Schedule or Regulations. Site plan review and approval required. Addition, main floor expansion and new second story.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits DOH/HRS and DRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	June 4, 2013

Background

This residence was before the board October 11, 2012 with a different plan.

The property faces the golf course and is located at the corner of NE 100th Street and NE 9th Avenue.

The first floor renovations include very extensive remodeling. A new 300 square foot one stall garage and storage area will be added to the existing 1 stall attached garage to the south of the property.

The applicant is proposing to add a second story over the existing residence. The new second story will have 4 bedrooms including the master, 3 bedrooms and an office.

The applicant is proposing a covered porch / lanai along the front and west of the residence and another at the rear of the residence along the east and south sides.

The residence presently has a clay barrel tile roof. The applicant is proposing a white cement tile roof for the entire remodeled residence.

Analysis

The residence is within an area of single family homes with very few 2 story residences in the vicinity.

The remodeled residence will have a quoin design at the corners and wood shutters at the sides of the windows for accent.

There are windows along all faces of the residence.

The design is compatible with the neighborhood and community.

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 are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400, 500 and Sec. 600, Schedule or Regulations 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 300 sq. ft. main floor garage and storage room addition, a front and rear main floor lanai and a 2,372 sq. ft. 4 bedroom 3 bath second floor addition, 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 300 sq. ft. main floor garage and storage room addition, a front and rear main floor lanai and a 2,372 sq. ft. 4 bedroom 3 bath second floor addition.
- 2) Applicant to provide a landscaping plan agreeable to the Planning and Zoning director prior to planning staff approval of the building plans.
- 3) Applicant to obtain all required permits from the Department of Regulatory and Economic Resources, Environmental Plan Review Division.
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.