

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

Hearing Date	March 27, 2014	Meeting Time	7:00 P.M.
File Number	PZ-2-14-201481	Folio Number	11-2136-010-0220
Owner	Canor Pato, 162 NW 109th Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	None		
Property Address	162 NW 109th Street		
Legal Description	DUNNINGS MIAMI SHORES EXT 6 PB 51-31 LOT 6 BLK 213 LOT SIZE 75.000 X 122 OR 15970-4749 0693 1 COC 23963-1135 09 2005 1		
Property Sq. Ft.	9,150	Building Sq. Ft.	1,596
		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; 2 bed/1 bath	Year Built	1951
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. Addition.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits FDOH/MDEHS and MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	March 7, 2014

Background

The applicants' residence is located on an interior plot. The applicant is proposing an addition to the rear south-east front corner of the residence.

The applicants propose a 220 sq. ft. master bedroom addition. An existing bedroom adjacent to the proposed master bedroom will be converted to add a master bath, closet and entryway.

The proposed master bedroom has no exterior doors.

Proposed A/C in side yard will be relocated on plans submitted for building permit.

Analysis

The single story bungalow with barrel tile roof is located within an area of similar residences.

The design is compatible with the neighborhood and community.

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

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 to construct a 220 sq. ft. master bedroom 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 as shown on the plans submitted and made a part of this approval to construct a 220 sq. ft. master bedroom addition.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) 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.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) 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.