

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

Hearing Date	July 24, 2014	Meeting Time	7:00 P.M.
File Number	PZ-6-14-2014105	Folio Number	11-3206-013-2150
Owner	Collin & Tracy Ross, 134 NE 100 Street, Miami Shores, FL 33138-2317		
Applicant	Same		
Agent	None		
Property Address	134 NE 100th Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 10 & E1/2 LOT 11 BLK 16 LOT SIZE 75.000 X 115 OR 18271-4781 0998 1	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	2,055
		Flood Zone	X
Zoning	R18.5	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	1945
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 FDOH/MDEHS and MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	July 9, 2014

Background

The residence is located on an interior plot where the applicants are proposing to construct a one-story addition at the front of the residence to extend the garage by approximately 5 ft. to the front. The approximately 60 sq. ft. extension will provide additional usable space within the garage to allow for a laundry in addition to space to park a vehicle.

The extended garage will be located 25 ft. from the front plot line.

Analysis

The single story 1940's bungalow with barrel tile roof is located within an area of similar and mixed residences. The garage addition will have a matching barrel tile roof.

The addition is compatible with the residence and will blend with the existing architecture.

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 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 60 sq. ft. garage extension, 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 to construct a 60 sq. ft. garage extension.
- 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.