

**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-6-14-2014107	Folio Number	11-3206-013-0290
Owner	Bernadette Lopez, 87 NE 92nd Street, Miami Shores, FL 33138-2811		
Applicant	Same		
Agent	Mark Campbell, 373 NE 92nd Street, Miami Shores, FL 33138		
Property Address	87 NE 92nd Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 22 & 23 BLK 2 LOT SIZE IRREGULAR OR 11059-76 0381 5	Assessor's Building Value	N/A
Property Sq. Ft.	13,651	Building Sq. Ft.	1,888
		Flood Zone	X
Zoning	R20	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2-story; 2 bed/1 bath	Year Built	1926
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. First and second-story additions.		
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 a corner plot where the applicant is proposing to construct a one-story addition to the rear and west side of the residence and an extension to the existing second-story on the west side of the residence.

The first floor addition of 2,057 sq. ft. is to include a 180 sq. ft. bedroom, a bathroom, and a 314 sq. ft. attached garage, an attached 229 sq. ft. open car port and a 320 sq. ft. main floor covered terrace attached to the rear of the residence on a raised patio.

The second floor addition of 247 sq. ft. will add a walk in closet to an existing master bedroom suite. Off the master bedroom will be a new covered terrace.

A new pool and pool deck is not part of this approval and will be administratively reviewed by planning staff as part of the building permit review process.

**Analysis**

The residence is not historically designated.

The single story 1920's Mediterranean residence with barrel tile roof is located within an area of similar and mixed residences. The additions and the new roof will have clay barrel tile.

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 first floor addition of 2,057 sq. ft. and a second floor addition of 247 sq. ft., 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 first floor addition of 2,057 sq. ft. and a 247 sq. ft. second floor 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.