

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-6-14-2014108	Folio Number	11-2231-014-0211
Owner	John Wallace, 518 NE 106th Street		
Applicant	Same		
Agent	Mark Campbell, 373 NE 92nd Street, Miami Shores, FL 33138		
Property Address	518 NE 106th Street		
Legal Description	AMD PL MIAMI SHORES SEC 5 PB 10-47 LOT 10 & E1/2 LOT 11 BLK 110 LOT SIZE 75.000 X 122	Assessor's Building Value	N/A
Property Sq. Ft.	9,150	Building Sq. Ft.	1,658
		Flood Zone	X
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 3 bed/1.5 bath	Year Built	1941
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. Garage conversion.		
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 678 sq. ft. one-story addition to the rear of the attached garage and on the west side of the residence. The applicant is also proposing to convert the garage to a laundry room and storage space.

The one-story addition will include a master bedroom with master bath and a family room.

The family room opens internally to the kitchen and dining room. French doors connect the family room to an outdoor patio.

The addition will be located 15 ft. from the rear plot line and 10 ft. from the westerly side plot line.

Analysis

The applicant requests that the board waive the requirement that the driveway is cut back 5 ft. from the garage and a landscape strip placed there after the conversion. Applicant seeks to maintain access to the garage for storage space. There is room to park 2 vehicles on the driveway in front of the residence.

The single story 1940's bungalow with clay tile roof is located within an area of similar and mixed residences. The addition will have a matching clay 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 678 sq. ft. one-story addition and to convert a garage to a laundry and storage room, 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 678 sq. ft. one-story addition and to convert a garage to a laundry and storage room.
- 2) A 5 ft. landscape strip is not required between the garage and the driveway.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.
- 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.