

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-6-14-2014111	Folio Number	11-3206-013-6130
Owner	William Jones, 379 NE 94 th Street, Miami Shores, FL 33138-2831		
Applicant	Same		
Agent	Nancy Cromar, 2700 N. Miami Avenue, Ste. 408, Miami, FL 33127		
Property Address	379 NE 94 th Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 15-16-17 INC BLK 45 LOT SIZE 150.000 X 128 OR 13173-1317 0187 4 COC 22780-2427 10 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	19,200	Building Sq. Ft.	5,624
		Flood Zone	X
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2-story; 8 bed/5 bath	Year Built	1927
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. Covered front porch.		
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 1, 2014

Background

This residence has been before the board previously for extensive remodeling including the attached structure to the rear of the residence.

The residence has an awning covered porch at the front.

The applicant proposes to remove the awning and construct a covered porch of approximately 400 sq. ft., 25 along the front of the residence and extending 8 ft. from the front of the residence. The porch will have a Spanish tile roof matching the rest of the residence and the roof will be supported by Doric columns.

The porch is to be located 31 ft. from the front property line.

The applicant is also proposing to add a 220 sq. ft. addition on the west side of the residence to create a master bedroom.

The addition will be located 15 ft. from the west side plot line.

The plans show a new 5 ft. high masonry garden wall with wood gate.

Analysis

The two story 1920's bungalow with clay tile roof is located within an area of mixed residences.

The additions will have clay tile roofs to match the existing roof on the residence.

The additions are 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 400 sq. ft. covered front porch and a 220 sq. ft. master bedroom, 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 400 sq. ft. covered front porch and a 220 sq. ft. master bedroom.
- 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.