

**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-6-14-2014116	Folio Number	11-2231-012-0020
Owner	Alice Guguen, 10601 NE 6 <sup>th</sup> Avenue, Miami Shores, FL 33138-2051		
Applicant	Same		
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138		
Property Address	10601 NE 6 <sup>th</sup> Avenue		
Legal Description	GOLF VIEW EST CORR PLAT PB 41-58 LOT 3 LOT SIZE 94.000 X 150 OR 17231-0719 0696 1	Assessor's Building Value	N/A
Property Sq. Ft.	14,100	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	1-story; 2 bed/2 bath	Year Built	1949
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 applicant is proposing to construct a 550 sq. ft. one-story addition on the north side of the residence.

The one-story addition will include a master bedroom suite and a den.

French doors open the bedroom to a raised terrace in the rear yard.

The addition will be located 10 ft. from the west side plot line.

**Analysis**

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

n 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 550 sq. ft. one-story master bedroom suite and den addition, 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 construct a 550 sq. ft. one-story master bedroom suite and den 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.