

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

Hearing Date	October 16, 2014	Meeting Time	7:00 P.M.
File Number	PZ-9-14-2014132	Folio Number	11-3206-014-3710
Owner	Patrice Robinet & Elsa Gagnon, 1055 NE 96th St., Miami Shores , FL 33138-2551		
Applicant	Same		
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138		
Property Address	1055 NE 96 <sup>th</sup> Street		
Legal Description	MIAMI SHORES SEC 3 PB 10-37 LOTS 12 & 13 BLK 82 LOT SIZE IRREGULAR ODH OR19383-4062 1100 PROB 99-02686 CP (04)	Assessor's Building Value	N/A
Property Sq. Ft.	12,500	Building Sq. Ft.	1938
		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; 3 bed/3 bath	Year Built	1938
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 floor 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	September 26, 2014

**Background**

The two-story residence is located on an interior plot.

The applicant is proposing very significant interior remodeling and will add to the main floor footprint of the residence.

The applicant is proposing to add a 753 sq. ft. one-story addition to include a rear addition to provide more space for the new kitchen and dining area and an addition to the east for a newly expanded master bedroom suite.

The applicant is proposing to construct a 673 sq. ft. detached garage that would include a bathroom to serve the existing pool. The garage vehicle entry door opens to the alley and provides a setback of 20 ft. between the garage door and the center of the alley as required by the code.

The applicant is proposing two pergolas. One will link the garage to the residence. The pergola does not in itself result in the creation of an attached garage.

The roofs will be white flat concrete tile to match the existing structure.

## **Analysis**

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 753 sq. ft., a 673 sq. ft. detached garage and pergolas, 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 753 sq. ft., a 673 sq. ft. detached garage and pergolas.
- 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.