

**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-9-14-2014135   | Folio Number                   | 11-3206-014-2410                                    |
| Owner              | Brantley & Claudine Tate, 874 NE 99th Street,   |                                |   |
| Applicant          | Same  |                                |   |
| Agent              | None  |                                |   |
| Property Address   | 874 NE 99th Street  |                                |   |
| Legal Description  | MIAMI SHORES SEC 3 PB 10-37<br>LOTS 2 & 3 BLK 72<br>LOT SIZE 100.000 X 102<br>OR 18384-3211 1298 1  | Assessor's Building Value      | N/A   |
| Property Sq. Ft.   | 10,200  | Building Sq. Ft.               | 1,844   |
|                    |   | 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; 3 bed/2 bath   | Year Built                     | 1937  |
| 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 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                    | September 26, 2014                                  |

**Background**

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

The applicant is proposing to add a 144 sq. ft. one-story rear addition to for a newly expanded master bedroom suite. Please note the master bedroom is identified as a walk-in closet on plan Sheet A 2.1.

The applicant is also proposing to legalize a garage conversion that occurred before they purchased the property. The garage door was removed and a window installed. The garage space was not significantly altered and is used for storage and laundry.

The applicant is proposing a front driveway to provide parking for 2 cars. The 35 ft. driveway must be increased in length by 1 ft. to 36 ft. to accommodate 2 cars. To accomplish this, the proposed 4 ft. landscape strip must be reduced to 3 ft.

The new roof will be red clay barrel tile to match the existing structure.

**Analysis**

The applicant will provide a 3 ft. landscape strip instead of a 5 ft. landscape strip between the driveway and residence.

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 except as noted.

### **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 144 sq. ft. for a master bedroom suite and for a garage conversion, 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 144 sq. ft. for a master bedroom suite and for a garage conversion.
- 2) Applicant to provide two (2) legal parking spaces on site.
- 3) The applicant to create a landscape strip of not less than 3 ft. in width between the residence and driveway.
- 4) Applicant to obtain all required building permits before beginning work.
- 5) 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.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 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.