

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

Hearing Date	January 22, 2015	Meeting Time	7:00 P.M.
File Number	PZ-12-14-2014158	Folio Number	11-3206-013-3960
Owner	Santiago Martinez, 285 NE 95 <sup>TH</sup> Street		
Applicant	Same		
Agent	Louis Kallinosi, AIA		
Property Address	285 NE 95 <sup>th</sup> Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 22 & E1/2 OF LOT 21 BLK 29 LOT SIZE 75.000 X 143 OR 18047-4614 0398 5	Assessor's Building Value	N/A
Property Sq. Ft.	10,725	Building Sq. Ft.	1,804
		Flood Zone	X
Zoning	R18.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2 story; 3 bed/2 bath	Year Built	1940
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.		
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	December 30, 2014

**Background**

The applicant is proposing to construct a new 484 sq. ft. master bedroom suite addition in the rear north-east corner of the residence.

The master bedroom will open to the rear yard and the pool area.

The addition will have a slope roof with clay colored barrel tile matching the roof on the existing residence.

**Analysis**

The proposed septic system is subject to Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) review and ultimately may not be constructed as shown.

The residence is a 1940's Mediterranean.

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 484 sq. ft. master bedroom suite 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 to construct a 484 sq. ft. master bedroom suite addition.
- 2) Landscaping as shown on Sheet No. L 1 & SP 1 shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not reduce the approved landscaping without planning board approval except the planning director may approve modifications administratively where modification to the landscape plan is necessary to comply with Division 17 or to add additional landscaping.
- 3) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 4) Landscaping shown on the landscape plan shall be installed and completed within one (1) year of the issuance of the certificate of completion by the building official.
- 5) Applicant to obtain all required building permits before beginning work.
- 6) 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.
- 7) Applicant to meet all applicable code provisions at the time of permitting.
- 8) 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.