

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2015159	Folio Number	11-2136-005-0130
Owner	Zurddo Corp		
Applicant	Same		
Agent	None		
Property Address	149 NE 105 <sup>th</sup> Street		
Legal Description	36 52 41 PB 41-51 DUNNINGS MIAMI SHORES EXT NO 1 LOT 13 BLK 201 LOT SIZE 75.000 X 124 OR 18768-2746 08 1999 1 COC 22450-3663 06 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	9,300	Building Sq. Ft.	1,427
		Flood Zone	X
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/1 bath	Year Built	1939
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	February 2, 2015

**Background**

The applicant is planning to extensively remodel the interior of the residence to create an open floor plan. The work is to include a 618 sq. ft. one-story addition at the rear north-east corner of the residence

The new addition will create a 508 sq. ft. master bedroom suite and a 110 sq. ft. patio that would be accessible from the great room and a bathroom. The patio is closed on 3 sides and opens to the rear yard.

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

**Analysis**

The flat roof addition at the rear of the residence was approved by Miami Shores in 1959 and the flat roof will remain as is.

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 618 sq. ft. one-story master bedroom suite and open patio 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 618 sq. ft. one-story master bedroom suite and open patio addition.
- 2) The site shall not drain onto neighboring or village properties. The plot shall provide storm drainage that detains the first one inch in natural or filtered structural facilities. The applicant is responsible for any site modifications that become necessary to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. The Building Official may require an architect or engineer's drainage plan and report to certify to the building official that the site will provide storm drainage that will detain the first one inch in natural or filtered structural facilities prior to the drainage work commencing on site. The installation of structures on site to control drainage shall require planning board review and approval. Modifications to the approved drainage plan shall require a signed architect or engineer's drainage plan that shall be subject to review and approval of the Building Official and the Planning Director. Major changes to the approved drainage plan shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 3) Landscaping as shown on Sheet No. SP100 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.
- 4) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.

- 5) 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.
- 6) Applicant to obtain all required building permits before beginning work.
- 7) 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.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 9) 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.