

**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-01-15-2015162	Folio Number	11-3205-025-0080
Owner	Michael Nunziata, 1201 NE 101 <sup>ST</sup> Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	Gustavo Spokoiny, 3204 Bird Avenue, #115, Miami, FL 33133		
Property Address	9730 NE 5 <sup>th</sup> Avenue		
Legal Description	PB 42-25 BAY BREEZE SEC MIAMI SHORES LOT 9 BLK 185 LOT SIZE 81.890 X 130 OR 17682-3759 0697 2(2)	Assessor's Building Value	N/A
Property Sq. Ft.	10,645	Building Sq. Ft.	2,352
		Flood Zone	X
Zoning	R25	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. 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 proposing to construct a new 204 sq. ft. one-story master bedroom suite addition in the front of the residence on the south-west corner. The one-story addition fills a void connecting to the two-story front of the residence and to a one-story section at the rear of the residence.

The master bedroom will open to the southerly side yard through French doors however; no steps are shown to exit the bedroom.

The addition will have a low slope roof with white flat cement tile matching the roof on the existing residence.

**Analysis**

The applicant may seek an independent appraisal of the building value subject to acceptance by the building official.

The residence is a 1940's design with white flat tile roof. The residence is currently two-stories at the front and one-story at the rear.

The proposed addition is compatible with the design of the residence, 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 204 sq. ft. one-story master bedroom suite addition, and to construct a carport and covered terrace with a finding that it is consistent with the technical provisions of the Code.

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 204 sq. ft. one-story master bedroom suite addition.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Landscaping as shown on Sheet No. A1-01 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 shall 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 Sheet No. A1-01 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 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.