

**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-01-15-2015164	Folio Number	11-2136-005-0290
Owner	Corrie Rice, 41 NW 105 <sup>th</sup> Street, Miami Shores, FL 33150		
Applicant	Same		
Agent	Mario Averhoff, 11600 NE 13 <sup>th</sup> Avenue, Miami, FL 33161		
Property Address	41 NW 105 <sup>th</sup> Street		
Legal Description	DUNNINGS MIAMI SHORES EXT NO 1 PB 41-51 LOT 13 BLK 203 LOT SIZE 75.000 X 123 OR 19758-4753 07 2001 1	Assessor's Building Value	N/A
Property Sq. Ft.	9,225	Building Sq. Ft.	1,380
		Flood Zone	X
Zoning	R15	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 proposing to construct a new 329 sq. ft. one-story playroom / media room addition at the rear of the residence at the north-west corner. The addition opens to the east and the rear yard.

This residence was previously before the board for a master bedroom suite addition on the opposite side of the residence.

The addition will have a slope roof with barrel tile to match the roof on the existing residence.

**Analysis**

The new A/C unit proposed for the side yard is within the required 10 ft. side yard setback and is not permitted.

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 329 sq. ft. one-story playroom / media room 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 329 sq. ft. one-story playroom / media room 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) The A/C unit shall not be located within the required 10 ft. side yard setback.
- 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.