

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-01-15-2015165	Folio Number	11-2136-003-0400
Owner	Trifecta Capital LLC, 1504 Bay Road #1204, Miami Beach, FL 33139		
Applicant	Same		
Agent	Daniel Gitlin, 910 NE 20 th Avenue, Fort Lauderdale, FL 33304		
Property Address	88 NW 111 th Street		
Legal Description	MIAMI SHORES EXT PB 43-40 LOT 8 BLK 220 LOT SIZE 75.000 X 122 COC 24139-1260 12 2005 1	Assessor's Building Value	N/A
Property Sq. Ft.	9,150	Building Sq. Ft.	1,336
		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; 3 bed/1 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	February 2, 2015

Background

The applicant is planning to extensively remodel the interior of the residence. The work is to include a 1,500 sq. ft. one-story addition at the rear of the residence.

The new addition will create a master bedroom suite, family room, dining room and expanded kitchen. A new 208 sq. ft. covered patio at the rear of the residence would be accessible from the family room and dining room. The patio is closed on 3 sides and opens to the rear yard.

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

New windows and door on the front of the residence with a new pergola will create a new entryway for the residence.

Analysis

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 1,500 sq. ft. one-story 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 1,500 sq. ft. one-story 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) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 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.