

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

Hearing Date	April 16, 2015	Meeting Time	7:00 P.M.
File Number	PZ-03-15-2015178	Folio Number	11-3206-014-1210
Owner	Victor Carlisle, 9105 NE 5th Avenue, Miami Shores, FL 33138-3140		
Applicant	Alejandro Pino, 6890 SW 70 Avenue. Miami, FL 33143		
Agent	Guillermo Pino, 4985 Davis Road, Miami, FL. 33143		
Property Address	9105 NE 5th Avenue		
Legal Description	MIAMI SHORES SEC 2 PB 10-37 LOTS 7 & 8 BLK 58 LOT SIZE 100.000 X 127 OR 18679-0847 06 1999 1 COC 23099-3400 02 2005 1	Assessor's Building Value	N/A
Property Sq. Ft.	12,700	Building Sq. Ft.	1,540
		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; 3 bed/2 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	March 26, 2015

**Background**

The property at 9105 NE 5<sup>th</sup> Avenue is located on a corner plot and faces the side street. In reviewing the building file, staff found that the village had treated NE 91<sup>st</sup> Street as the front street for setback purposes in the past and staff is therefore reviewing setbacks on the same basis with NE 91<sup>st</sup> Street considered the front street.

The applicant is proposing several additions to an existing residence.

The applicant is proposing a new 630 square foot master bedroom and bathroom at the south and east corner of the residence.

The applicant is also proposing a new 2 stall enclosed attached garage that will open to NE 5<sup>th</sup> Avenue. The garage is attached to the residence by a new fully enclosed hallway and laundry room.

The new roofs will match the existing shallow peak flat white concrete tile roof.

A future pool is planned for the rear yard. The applicant is proposing a partial 4 foot tall masonry wall and will leave part of an existing chain link fence. The fence and all gates must qualify as a pool fence if a pool is constructed.

A drainage plan and landscape plan have been provided.

## **Analysis**

The residence is a single-story 30's ranch in an area of predominately 30's and 40's single-story ranches.

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 630 square foot master bedroom suite and attached 2 stall garage additions, 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 for a 630 square foot master bedroom suite and attached 2 stall garage additions.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) The applicant shall provide an architect or engineer's drainage plan and report to certify to the building official that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities prior to the issuance of a building permit by the Building Official. The applicant is responsible for any site modifications necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 4) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 5) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.

- 6) An erosion and sedimentation plan subject to review and approval by the building official is required by the building official. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 7) 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. Modifications to the approved drainage plan shall require a new 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.
- 8) 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.
- 9) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 10) Applicant to meet all applicable code provisions at the time of permitting.
- 11) 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.