

**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-03-15-2015184	Folio Number	11-3206-014-0030
Owner	Andrea Tovar, 464 NE 92 <sup>nd</sup> Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	Rolle Joseph, 18732 NW 23 <sup>rd</sup> Court, Miami Gardens, FL 33056		
Property Address	464 NE 92 <sup>nd</sup> Street		
Legal Description	MIAMI SHORES SEC 2 PB 10-37 LOT 4 & E1/2 LOT 5 BLK 49 LOT SIZE 75.000 X 127 OR 9361 511	Assessor's Building Value	N/A
Property Sq. Ft.	9,525	Building Sq. Ft.	1,528
		Flood Zone	X
Zoning	R20	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	1947
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. Garage Conversion		
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 applicant is proposing to construct a small 24 sq. ft. addition at the front of the residence to expand an existing bathroom.

The applicant is proposing add a 288 sq. ft. addition to the rear south-east corner of the residence for a master bedroom suite.

Applicant is proposing to convert an attached garage at the rear of the residence to a laundry room and storage. The driveway is to be removed and the applicant will provide a 20 ft. by 18 ft. parking pad at the front of the residence.

The pitched roof on the additions will match the existing Spanish tile roof.

**Analysis**

The applicant is providing 2 legal parking spaces on site.

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 convert a garage to a laundry and storage, to construct a 24 sq. ft. bathroom addition at the front of the residence and a 288 sq. ft. master bedroom suite at the rear of the residence, 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 convert a garage to a laundry and storage, to construct a 24 sq. ft. bathroom addition at the front of the residence and a 288 sq. ft. master bedroom suite at the rear of the residence.
- 2) A corrected site plan to be provided to the planning director and corrected site plan to be provided to building official with building permit application.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Applicant to comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the AE9 special flood hazard area as applicable.
- 6) The proposal may be subject to the requirements of FEMA, the NFIP and the Florida Building Code for substantial improvement in a Special Flood Hazard Area.
- 7) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not vary the approved landscape plan 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.
- 8) 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.
- 9) The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.

- 10) All drainage improvements must be installed before final inspection by the Building Official.
- 11) The applicant shall maintain the onsite drainage system and shall repair as necessary.
- 12) The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 13) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 14) Applicant to meet all applicable code provisions at the time of permitting.
- 15) 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.