

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

Hearing Date	July 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-6-16-201651	Folio Number	11-2136-013-0100
Owner	Luis and Carrie Reynoso		
Applicant	Same		
Agent	Robert Lara		
Property Address	325 NE 104th Street		
Legal Description	MIAMI SHORES SEC 5 PB 10-47 LOT 16 & W1/2 LOT 17 BLK 117 LOT SIZE 75.000 X 123 COC 23812-0289 08 2005 4	Assessor's Building Value	N/A
Property Sq. Ft.	9,225	Building Sq. Ft.	1,312
		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; 2 bed/1 bath	Year Built	1940
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 523.1 and Sec. 600. Site plan review and approval required. One story addition.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	June 28, 2016

**Background**

The applicant is proposing to construct a one-story addition of 872 sf in the rear south-west corner of the existing residence. The addition is located approximately 10 ft. from the side plot line and 23 ft. from the rear plot line.

The addition will include a new master bedroom suite and a new bathroom. The master suite is accessible internally from the existing family room and sliding doors open to the rear yard.

The applicant is also proposing a new 50 sf covered entry at the front of the residence. The entryway is open on 2 sides with the front door and 1 wall making up the other sides.

The stairs and stoop on the east side of the house extend 5 ft. into the side yard setback. The zoning code does not allow a stoop or stairs to extend more than 4 ft. into the side yard setback.

The plans submitted do not show the existing cover over the patio and no such feature is shown on the new plans so it is expected that this feature will be removed.

**Analysis**

The flat white cement tile roof of the existing residence will be extended to the addition.

The addition is compatible with the 1940's 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 except as noted. The applicant must remove the stoop or redesign it to comply with 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 master bedroom suite and bathroom addition, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code except as noted and 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 master bedroom suite and bathroom addition.
- 2) The applicant to remove the stoop from the plans or redesign the stoop to comply with zoning requirements before submitting the plans to the building official for permitting.
- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 5) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as 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 if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 6) 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.
- 7) The applicant is responsible for the installation and maintenance of drainage structures and any site modifications shown on the drainage plan that are necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities. Minor 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 including the construction of drainage improvements such as but not

limited to mounds and walls, shall require a new site plan review application and review and approval by the Planning and Zoning Board.

- 8) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 9) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan except that major changes shall require Planning and Zoning Board approval as stated in Condition #7.
- 10) 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.
- 11) Applicant to meet all applicable code provisions at the time of permitting.
- 12) 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.