

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-06-16-201653	Folio Number	11-3206-014-1640
Owner	Gabriel Cosentino		
Applicant	Same		
Agent	Abner Nunez		
Property Address	9300 Biscayne Blvd		
Legal Description	5-6 53 42 MIAMI SHORES SEC 3 PB 10-37 LOT 5 & E20FT OF LOT 30 BLK 65 LOT SIZE SITE VALUE OR 20092-0484 12 2001 4	Assessor's Building Value	N/A
Property Sq. Ft.	11,246	Building Sq. Ft.	1,959
		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; 2 bed/2 bath	Year Built	1937
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 29, 2016

Background

The applicant is proposing a one-story addition of 700 sf in the rear north-west corner of the existing residence. The addition is located approximately 10 ft. from the side plot.

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

The A/C component next to the west side of the addition must be set back not less than 10 ft. from the side plot line and does not appear to meet this requirement.

Analysis

The roof on the addition will match the clay tile roof on the existing residence.

The addition is compatible with the 1930'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 A/C from the required side yard 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 700 sf master bedroom suite 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 700 sf master bedroom suite addition.
- 2) The applicant to remove the A/C in the required side yard from the plans or redesign the A/C to comply with zoning requirements before submitting the plans 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.