

**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-06-16-201656	Folio Number	11-3206-017-0750
Owner	Nara Unnash		
Applicant	Same		
Agent	Miguel Diaz-Perna		
Property Address	424 NE 103 <sup>rd</sup> Street		
Legal Description	6 53 42 PB 15-14 AMD PL OF MIAMI SHORES SEC 4 LOTS 9 & 10 BLK 92 LOT SIZE 100.000 X 119 OR 20323-4766 03 2002 1	Assessor's Building Value	N/A
Property Sq. Ft.	11,900	Building Sq. Ft.	2,491
		Flood Zone	X
Zoning	R18.5	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	1950
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. 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 30, 2016

**Background**

The applicant is proposing a one-story addition of 658 sf in the rear south-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 studio and sliding doors will open the master bedroom suite to the rear yard.

The addition will have a white tile roof to match the existing roof on the residence.

**Analysis**

The circular driveway and planter are not part of the approval for this project and will be reviewed administratively at the time a building permit is applied for.

Planters in the front yard may not exceed 36 inches in width or length and will not be approved as part of this plan.

The proposed A/C on the north east side of the residence is located within the required 10 ft. side yard setback and must be relocated to meet zoning code requirements.

The parking for 2 vehicles will be provided on the driveway at the front of the residence.

The conversion is compatible with the 1930's residence.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted.

### **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 658 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 658 sf master bedroom suite addition.
- 2) The applicant to relocate the A/C equipment to a location that meets zoning code requirements.
- 3) The driveway and planter are not approved as part of this plan and will be administratively reviewed by the planning and zoning director and the building official
- 4) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 5) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 6) 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.
- 7) 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.
- 8) 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.

- 9) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 10) 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 #5.
- 11) 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.
- 12) Applicant to meet all applicable code provisions at the time of permitting.
- 13) 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.