

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

Hearing Date	February 28, 2013	Meeting Time	7:00 P.M.
File Number	PZ-2-13-20133	Folio Number	11-3205-007-0150
Owner	R. Andrew de Pass & William J. Jurgerg, 9350 NE 12th Avenue		
Applicant	Same		
Agent	None		
Property Address	9350 NE 12th Avenue		
Legal Description	5-6 53 42 .44 AC PL OF GOVT LOT 4 PB 5-90 BEG 200FTE OF NW COR OF S80FT LOT K TH S TO S/L OF LOT L E120.80FT NELY151.8FT W TO POB LOT SIZE 19166 SQUARE FEET		
Property Sq. Ft.	19,166	Building Sq. Ft.	3,621
		Flood Zone	X
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 5 bed/3 bath	Year Built	1957
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Special site plan review and approval. First and second story additions with complete interior remodel, partial garage conversion and new open cabana with bath.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits DOH/HRS and DRER/EPRD
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	February 11, 2013

Background

Please note: the scale given on the plans, 1/8 inch = 1 inch, is incorrect. The correct scale is 3/32 inch = 1 inch.

The applicant is expanding the first floor footprint of 3,851 sq. ft. by 1,792 sq. ft. for a total footprint of 5,643 square feet. The proposed footprint covers 29% of the plot.

A second story addition is also planned that will bring the second story to 2,361 square feet.

The remodeled and expanded residence will have 5 bedrooms and 6 bathrooms.

The existing residence has a flat roof. This is to be replaced with a sloped metal roof. The proposed metal roof is dark bronze in color with an IR rating of .07 resulting in very little reflected light. By comparison a white metal roof has an IR rating of .68. The plot is heavily vegetated making it difficult to see the residence or specifically the roof from the street.

A new gazebo/cabana is proposed in the rear yard. The facility will have a bathroom, sitting area and bbq/outdoor kitchen area. The facility has a roof with 2 walls and is open on 2 sides. The zoning code does not prohibit a flat roof on an accessory structure cabana/gazebo.

The applicant is proposing a partial garage conversion that will eliminate 1 of the 2 parking spaces.

The applicant is proposing a PVC vinyl fence and gates.

A driveway is proposed within 5 feet of the side plot line.

Sidewalk is 6 to 18 feet in width.

Analysis

The additions and remodeling will be compatible with the design of the existing residence.

The partial garage conversion will eliminate 1 garage parking space however, there will be not less than 2 legal parking spaces provided on the site.

Sidewalks cannot exceed 3 feet in width and must be redesigned.

The driveway must be setback not less than 10 feet from side plot line and redesigned accordingly.

A flat roof is permitted on an accessory structure.

PVC vinyl is not an approved material for fences and gates. See Sec. 518 of the zoning code.

The metal roof and roof color must be reviewed and is subject to the approval of the planning board.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements are harmonious with the community, as required in Articles V and VI of Appendix A Zoning 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 for an addition to the first and second stories, partial garage conversion and gazebo/cabana 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 for an addition to the first and second stories of the residence, a partial garage conversion and gazebo/cabana.
- 2) Approval is granted to partially convert a garage to eliminate 1 of 2 parking spaces to allow its attachment and integration into the remodeled residence.
- 3) Approval is granted to install a dark bronze color standing seam metal roof on the residence.
- 4) Applicant to provide and maintain not less than two (2) parking spaces on the plot.
- 5) The driveway to be set back not less than 10 feet from the side plot lines.
- 6) Sidewalk not to exceed 3 feet in width.
- 7) PVC vinyl is not a allowed fence material and is not permitted as part of this approval.
- 8) Applicant to obtain all required building permits before beginning work.
- 9) Applicant to obtain all required permits from the Department of Regulatory and Economic Resources, Environmental Plan Review Division.
- 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.