

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2015166	Folio Number	11-3205-009-0330
Owner	John and Marie Perikles, 1248 NE 98 th Street, Miami Shores, Florida 33138		
Applicant	Same		
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138		
Property Address	9730 NE 5 th Avenue Road		
Legal Description	EARLETON SHORES PB 43-80 LOT 6 BLK 3 LOT SIZE 75.000 X 109 OR 18779-3323 08 1999 1	Assessor's Building Value	\$194,751
Property Sq. Ft.	8,175	Building Sq. Ft.	2,516
		Flood Zone	AE8
Zoning	R25	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, Sec. 534 and Sec. 600. Site plan review and approval required. Garage and car port 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	February 2, 2015

Background

The applicant is proposing a garage conversion and a carport conversion.

The applicant is proposing the conversion of a 730 sq. ft. attached garage on the north-west corner of the residence to create a master bedroom suite. The bedroom opens to the rear yard and the pool.

The applicant is proposing to convert a 210 sq. ft. open carport and a maid's quarters both at the front south-east corner of the residence to a bedroom.

The applicant is also putting a new roof over the east side of the residence extending over the 2 stall garage in the north-east corner of the residence. The new roof replaces a flat roof and will have a barrel tile roof to match the existing roof on the residence.

Analysis

The Property is located within the AE 8 Flood Zone.

The current building value according to the county assessor is \$194,751. The total value of all construction related to this project may not exceed approximately \$97,000 or the project will

become a substantial improvement. The applicable FEMA and Florida Building Code regulations will apply should the improvements become a substantial improvement.

The applicant may seek an independent appraisal of the building value subject to acceptance by the building official.

Drainage must be accommodated on site. 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. The applicant is responsible for any site modifications that are necessary to implement the drainage plan.

The residence has an attached 2 stall garage that will remain providing the required 2 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 730 sq. ft. attached garage to a master bedroom suite and a 210 sq. ft. carport to a bedroom, and to construct a 300 sq. ft. flat roof open patio, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code 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 convert a 730 sq. ft. attached garage to a master bedroom suite and a 210 sq. ft. carport to a bedroom.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the AE8 special flood hazard area as applicable.

- 4) 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.
- 5) 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. The applicant is responsible for any site modifications necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 6) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 7) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 8) The applicant is responsible for any site modifications that become necessary to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. 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 shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 9) 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.
- 10) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 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.