

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-01-15-2015170	Folio Number	11-3206-013-6210
Owner	Erhan Kostepen, 270 Grand Concourse, Miami Shores FL 33138		
Applicant	Same		
Agent	Yoel Ortiz, 20352 SW 130 th Court, Miami, FL 33177		
Property Address	270 Grand Concourse		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 14 & 15 BLK 46 LOT SIZE 100.000 X 130 OR 20349-3022 0402 1 COC 22390-1474 06 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	13,000	Building Sq. Ft.	2,124
		Flood Zone	X
Zoning	R23	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	1946
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. First story addition and façade improvements.		
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 purchased a vacant building and is proposing extensive remodeling.

The applicant is proposing to construct a new 288 sq. ft. one-story addition at the rear of the residence. The addition would include a new dining room and a breakfast room extension from the kitchen.

The existing garage has a bathroom and the applicant is proposing to change this to a cabana bath by adding a door to provide access from the rear yard. There is currently a pool on the property.

Extensive remodeling will relocate the master bedroom suite to the rear of the residence next to the addition.

The addition will have a 288 sq. ft. flat roof. The applicant is proposing to replace the existing clay colored barrel tile roof with white flat cement.

Analysis

The flat roof addition is not over 300 sq. ft. and therefore conforms to the requirements of the code.

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 construct a 288 sq. ft. one-story addition at the rear of the residence, 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 construct 288 sq. ft. one-story addition at the rear of the residence.
- 2) The site shall not drain onto neighboring or village properties. The plot shall provide storm drainage that detains the first one inch in natural or filtered structural facilities. 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. The Building Official may require an architect or engineer's drainage plan and report to certify to the building official that the site will provide storm drainage that will detain the first one inch in natural or filtered structural facilities prior to the drainage work commencing on site. The installation of structures on site to control drainage shall require planning board review and approval. Modifications to the approved drainage plan shall require a 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.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 7) 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.