

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	New #: PZ-02-15-2015172 Deleted #: PZ-01-15-2015168		Folio Number	11-3205-027-0480	
Owner	Steven & Virginia Weber, 1214 NE 92nd Street, Miami Shores, FL 33138				
Applicant	Same				
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138				
Property Address	1214 NE 92 nd Street				
Legal Description	BAY LURE PB 44-63 LOT 10 BLK 3 LOT SIZE 75.000 X 125 OR 13710-147 0588 6			Assessor's Building Value	\$193,583
Property Sq. Ft.	9,375	Building Sq. Ft.	2,656	Flood Zone	AE8
Zoning	R20	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	1952		
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.				
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 to construct a new 160 sq. ft. one-story addition to include a master bath and a cabana bath in the rear of the residence in a space adjoining the master bedroom and the family room.

The cabana bath will open to the family room and to the rear yard to be accessible from the pool.

The addition will have a low slope roof with white flat cement tile matching the roof on the existing residence.

Analysis

The Property is located within the AE 8 Flood Zone.

The current building value according to the county assessor is \$193,583. The total value of all construction related to this project may not exceed approximately \$96,000 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 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 160 sq. ft. one-story addition to include a master bath and a cabana bath in 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 a 160 sq. ft. one-story addition to include a master bath and a cabana bath in the rear of the residence.
- 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.