

MIAMI SHORES PLANNING AND ZONING BOARD

Planning and Zoning Department Staff Report

Hearing Date	April 16, 2015	Meeting Time	7:00 P.M.
File Number	PZ-03-15-2015177	Folio Number	11-2232-028-0390
Owner	New Ibiza Properties / Alexander Vrizarbarrema, 5101 NW 21 Avenue #240, Fort Lauderdale, FL33309		
Applicant	Same		
Agent	None		
Property Address	Vacant plot corner of NE 11th Avenue and NE 105th Street		
Legal Description	MIAMI SHORES ESTATES PB 47-58 LOT 11 BLK 3 LOT SIZE IRREGULAR OR 19750-3241 06 2001 5	Assessor's Building Value	None for building.
Property Sq. Ft.	11,700	Building Sq. Ft.	Vacant Plot
		Flood Zone	AE8
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	Vacant Plot	Comprehensive Plan Consistency	Yes
Existing Structure	0 story; 0 bed/0 bath	Year Built	Vacant Plot
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. New one-family dwelling		
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	March 26, 2015

Background

The applicant is proposing to construct a new one-story 3,700 square foot single-family residence on a vacant plot. The lot is 11,700 square feet in area and 90 feet wide meeting the minimum requirements of 7,500 square feet and 75 feet wide for a legal plot in Miami Shores. The plot is also consistent with Sec. 404 of the zoning code for separate buildable plots.

The interior cubic measurement for the residence must be not less than 17,500 cubic feet. The proposed residence has an interior cubic measurement of 39,367 cubic feet.

The property is in the AE8 flood district and all new construction must comply with all FEMA requirements including a finished floor elevation of not less than 8 feet NGVD.

The ground elevation at the site is approximately 3.5 feet NGVD. The proposed residence has a finished floor elevation (FFE) of 8.16. In other words, the first finished floor of the residence will be raised approximately 4.5 feet off the ground. The applicant provided an elevation certificate however it did not directly connect the survey to the house plans. A new elevation certificate has been requested and final building plans may be adjusted accordingly.

FEMA rules and additional flood regulation was incorporated into the Florida Building Code with the adoption of the 2012 Florida Building Code. Full flood district requirements must be met however compliance will not be known until full construction plans are submitted to the building official as part of the building permit application.

The residence would be grey and white with grey barrel tile roof. Striations on plaster give the appearance of boards and texture at the front of the residence.

The residence will have an open carport for 2 cars at the front of the residence accessible from a 20 foot wide driveway off NE 11th Avenue.

The residence is a modern design with a combination of peak and shed roofs.

The 4 bedroom, 3 bath residence features an open interior courtyard.

The master bedroom has French doors opening to the rear yard.

There is a terrace covered with a peak roof at the rear of the residence accessible from the dining room and open on 3 sides.

There is a side door located outside of the required side yard setback that opens from an interior hallway through the laundry with steps down to the ground.

A 4 foot 8 inch fence is proposed at the side and rear of the property. The rear fence has a gate opening to the alley and a trash area.

A proposed pool meets setback however, it will be administratively reviewed when the applicant applies for a building permit as location may change.

The applicant did not provide a drainage plan.

Analysis

The proposed modern single story residence is in an area of ranch style houses with single story residences from the 50's. Some remodeling has taken place in the area to modernize existing residences.

The Property is located within the AE 8 Flood Zone and must comply with all FEMA and Florida Building Code requirements.

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 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 for a new one-story 3,700 square foot single-family one-story residence of 39,367 cubic feet with 4 bedrooms and 3 bathrooms, 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 for a new one-story 3,700 square foot single-family one-story residence of 39,367 cubic feet with 4 bedrooms and 3 bathrooms and to construct a 300 sq. ft. flat roof open patio.
- 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.
- 4) The new residence qualifies 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) An erosion and sedimentation plan subject to review and approval by the building official is 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 as required by the building official. Required erosion control measures must be in place prior to footings inspection.

- 9) 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.
- 10) 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.
- 11) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 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.