

MIAMI SHORES PLANNING AND ZONING BOARD

Planning and Zoning Department Staff Report

Hearing Date	May 28, 2015	Meeting Time	7:00 P.M.
File Number	PZ-04-15-2015188	Folio Number	11-2231-013-0460
Owner	Martin Prego, 280 NE 107th Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	Mark Campbell, 373 NE 92nd Street, Miami Shores, FL 33138		
Property Address	280 NE 107th Street		
Legal Description	FIRST ADD TO PASADENA PARK PB 6-82 LOT 11 AND W1/2 LOT 10 BLK 13 LOT SIZE 86.250 X 125 OR 20012-0534 11 2001 1	Assessor's Building Value	N/A
Property Sq. Ft.	10,781	Building Sq. Ft.	1,691
		Flood Zone	X
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/1 bath	Year Built	1950
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. Façade improvement. First floor additions. Garage 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	May 5, 2015

Background

The property is a corner plot fronting on NE 107th Street with NE 2nd Place on the west side.

The rear plot line of the subject plot meets the side plot line of the residence to the south. This configuration results in a residential corner setback of 15 ft. along NE 2nd Place as opposed to the normal 10 ft. side yard setback. The request is compliant with the 15 ft. side yard setback on NE 2nd Place.

The applicant is proposing 2 additions including 1,484 sq. ft. that wraps around the original dwelling from the west side with a new laundry, bedroom, to the north / rear with a new breakfast area and family room, to the east with a new master bedroom suite and extension to bedroom #2.

A 236 sq. ft. portion of the rear addition will have a flat roof.

The second addition is a 30 sq. ft. covered open porch / foyer at the front of the residence.

The addition to the rear will have French doors and multiple near floor to ceiling windows.

The applicant is also proposing a garage conversion not included in the letter of intent but shown on plan A-1.

The applicant will provide 2 legal parking spaces on a circular driveway running from NE 107th Street through to NE 2nd Place on the west side.

Analysis

The addition is compatible with the 1950's residence and will blend with the existing architecture.

The design of the additions 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 1,484 sq. ft. side and rear addition, a 30 sq. ft. front addition/foyer and to convert the garage to a media room, 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 1,484 sq. ft. side and rear addition, a 30 sq. ft. front addition/foyer and to convert the garage to a media room.
- 2) Two legal parking spaces to be maintained on the plot.
- 3) The site shall not drain onto neighboring properties or any rights-of-way.
- 4) 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.
- 5) The applicant is responsible for the installation and maintenance of drainage structures and any site modifications shown on the drainage plan that are necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities. Minor 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 including the construction of drainage improvements such as but not limited to mounds and walls, shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 6) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as 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 if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.

- 7) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. No new landscaping is proposed
- 8) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 9) Applicant to obtain all required building permits before beginning work.
- 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) 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.