

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-05-15-2015191	Folio Number	11-3206-014-4100
Owner	Pedro Mello, 1208 NE 95th Street		
Applicant	Same		
Agent	Manuel Jara		
Property Address	1208 NE 95th Street		
Legal Description	MIAMI SHORES SEC 3 PB 10-37 LOT 15 - 16 BLK 85 LOT SIZE IRREGULAR 75R-235643	Assessor's Building Value	\$173,290
Property Sq. Ft.	10,000	Building Sq. Ft.	2,188
		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; 2 bed/2 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 improvements. 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 applicant is proposing the partial conversion of a two stall garage.

The applicant would leave the west side garage door and space to accommodate one (1) vehicle and would block the easterly garage door and install a double window to create a master bath and closet.

Two legal parking spaces are available on the plot.

The applicant is proposing a covered entryway that incorporates a shed roof over the front steps and entry. The existing roof of the residence is located approximately 15 ft. above grade; the proposed shed roof entry rises approximately 17.5 ft. above the existing grade.

The proposed entry is a somewhat awkward addition and with the open sides acts as more of a design feature than shelter.

Analysis

The addition does not naturally integrate into the design of the 1950's residence. The applicant may consider lowering the shed roof to make it blend more naturally into the architecture of the existing residence.

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 partial garage conversion to convert the easterly side of the garage to a master bath and closet, 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 partial garage conversion to convert the easterly side of the garage to a master bath and closet.
- 2) The shed roofed entry is not permitted as part of this approval.
- 3) The site shall not drain onto neighboring properties or any rights-of-way. The plot shall provide storm drainage 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 and Zoning Board review and approval. Modifications to the drainage plan approved by the building official 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. Changes to drainage structures approved by the Planning and Zoning Board shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 4) 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.
- 5) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances.
- 6) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 7) Applicant to obtain all required building permits before beginning work.
- 8) 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.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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.