

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	February 25, 2016	Meeting Time	7:00 P.M.
File Number	PZ-01-16-20169	Folio Number	11-2136-006-0100
Owner	Olivier Servat & Andree Stephanie Servat Lagattu		
Applicant	Same		
Agent	Josue Cruz		
Property Address	17 NE 105th Street		
Legal Description	DUNNINGS MIAMI SHORES EXT NO 2 PB 41-78 LOT 10 BLK 202 LOT SIZE 75.000 X 123 OR 17699-3084 0697 1 COC 23585-2677 06 2005 4	Assessor's Building Value	N/A
Property Sq. Ft.	9,225	Building Sq. Ft.	1,437
		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/1.5 bath	Year Built	1940
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. Garage conversion. One-story addition		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	February 2, 2016

Background

The residence is located on an interior plot where the applicant is proposing to convert an existing 10 ft. by 20 ft., 200 sf attached garage at the front of the residence to a master bath suit.

The applicant will add a one-story 275 sq. ft. master bedroom addition to the north of the existing garage. The addition will have a peak roof matching the existing white flat concrete tile roof.

The applicant will remove the garage door and locate a window in the new masonry wall.

The applicant is proposing to expand the driveway to 18 ft. to create 2 legal parking spaces and to maintain a 5 ft. landscape strip between the driveway and residence.

A new A/C unit is proposed for the west side of the residence within the 10 ft. side yard setback.

Analysis

The proposed driveway parking area is located 10 ft. from the side yard setback complying with the side setback requirement and at 18 ft. wide and 24 ft. long will provide 2 legal parking spaces on site.

The village allows the replacement of A/C units in the side yard setback if they are to replace existing units there.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted.

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 convert a 200 sf attached garage to a master bath and to construct a one-story 275 sf master bedroom addition, 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 convert a 200 sf attached garage to a master bath and to construct a one-story 275 sf master bedroom addition.
- 2) The applicant to maintain 2 legal parking spaces on the plot as shown on the approved plan.
- 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 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 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. Applicant to obtain all required building permits before beginning work.
- 4) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 9) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 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.