

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-01-16-201612	Folio Number	11-3206-013-0200
Owner	Jude & Frances Faccidomo		
Applicant	Same		
Agent	Victor Bruce		
Property Address	30 NE 93rd Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 9 & W1/2 LOT 8 BLK 2 LOT SIZE 75.000 X 128 OR 15666-1954 0992 4	Assessor's Building Value	N/A
Property Sq. Ft.	9,600	Building Sq. Ft.	2,400
		Flood Zone	X
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	1946
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.		
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 subject property is located on an interior plot with alleys along the south rear and west side.

The applicant is proposing to convert an existing 257 sf attached garage to a home office and bathroom. The current garage opens to the alley on the west side of the residence. The garage door will be removed and replaced with a masonry wall with widow.

The home office will be accessed through the remodeled laundry and kitchen.

The applicant will create a 20 ft. wide by 18 ft. long parking pad at the front of the residence to provide the 2 required legal parking spaces with a 5 ft. landscape strip between the pad and residence.

The applicant will remove an existing metal roof car port at the west side of the residence.

Work includes a redesign of the front and side elevations to remove the brick texture from the walls to be replaced with smooth stucco.

Analysis

The addition is compatible with the 1940's 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 convert a 312 sf attached garage to a bathroom, laundry room and storage, 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 257 sf attached garage to a home office and bathroom.
- 2) The applicant to maintain 2 legal parking spaces on the plot as shown on the 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.