

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-01-16-2016009	Folio Number	11-3101-033-0230
Owner	Nyce C. Daniel		
Applicant	Same		
Agent	Rufus Orindare		
Property Address	82 NW 98th Street		
Legal Description	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. One-story addition.	Assessor's Building Value	N/A
Property Sq. Ft.	7,650	Building Sq. Ft.	1,426
		Flood Zone	X
Zoning	R15	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	1949
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 and Sec. 600.		
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 8, 2016

Background

The applicant is proposing a one-story addition of 367 sf in the rear south-east corner of the existing residence.

The addition is located approximately 10 ft. from the side plot and 23 ft. from the rear plot line.

The addition will include a new den and bath. The den is accessible internally from the existing family room and has no external doors.

The addition will match the architecture of the existing residence. The clay color tile roof of the existing residence will be extended to the addition.

The applicant has a screen enclosure in the rear yard that would be located 4 ft. from the addition. It is currently located 8 ft. from the residence and would be located 4 ft. to the addition. The screen enclosure appears on a survey done in 1980, there is no building permit in the file.

Accessory structures must be located not less than 15 ft. from the residence and any additions to the residence must maintain the 15 ft. separation distance.

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 except for distance to an accessory structure as noted. The applicant must remove the screen structure before beginning work on the addition to comply with 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 one-story 367 sq. ft. den and bathroom 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 construct one-story 367 sq. ft. den and bathroom addition.
- 2) Applicant to remove the screen enclosure from the rear yard before beginning work on the addition.
- 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) 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.