

**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-02-16-201624	Folio Number	11-3205-031-0040
Owner	Viktorinex LLC		
Applicant	Same		
Agent	Isabella Rosete		
Property Address	1450 NE 103rd Street		
Legal Description	REPLAT OF TR C MIAMI SHORES BAY PARK ESTS PB 64-97 LOTS 13 & 14 BLK 5 LOT SIZE IRREGULAR COC 25294-2627 01 2007 1	Assessor's Building Value	\$369,495
Property Sq. Ft.	29,086	Building Sq. Ft.	3,519
		Flood Zone	AE9
Zoning	R22.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure as per Assessor	1 story; 4 bed/4 bath	Year Built	1958
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 and Sec. 600. Additions and façade change, new front entrance.		
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 1, 2016

**Background**

The subject property is located on an interior plot located at the mouth of the 103rd Street canal close to Biscayne Bay.

The applicant is proposing a 592 sf addition south of an existing master bedroom to create a new master bedroom suite and den. The 21 ft. wide addition will extend 28 ft. to the rear.

The applicant also proposes to add a 170 sf balcony off a 2<sup>nd</sup> floor bedroom facing the canal and bay. The property assessor lists this as a one-story house notwithstanding the 2 second floor bedrooms.

There is a 55 ft. long, 10.5 ft. wide, 577 sf flat roof covered terrace at the rear of the property. The flat roof will be eliminated and replaced with a slope roof that together with planned structural improvements will make the covered terrace a part of the residence.

The applicant will create a new entry with parapet hiding a slope roof behind.

**Analysis**

The Property is located within the AE 9 Flood Zone.

The current building value according to the county assessor is \$369,495. The total value of all construction related to this project may not exceed approximately \$184,000 or the project will become a substantial improvement. The applicable FEMA and Florida Building Code regulations will apply should the improvements become a substantial improvement.

Substantial improvement does not apply if the residence and addition are already at or above NGVD 9.

The plans show the residence and addition at 10.28 NGVD.

The applicant may seek an independent appraisal of the building value subject to acceptance by the building official.

Drainage must be accommodated on site.

The residence is a 1950's ranch and the proposed additions and alterations will blend with the existing architecture.

The proposed addition is compatible with the design of the residence, neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted for proof of compliance with FEMA and Florida Building 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, Sec. 534 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 592 sf master bedroom suite and den, a 170 sf 2nd floor balcony and a new front entry, 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 592 sf master bedroom suite and den, a 170 sf 2nd floor balcony and a new front entry.
- 2) The applicant to comply with all requirements for development in an AE9 flood zone.
- 3) 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.
- 4) 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.

- 5) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 6) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan except that major changes shall require Planning and Zoning Board approval as stated in Condition #3.
- 7) 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.
- 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) 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.
- 10) Applicant to meet all applicable code provisions at the time of permitting.
- 11) 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.