

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

Hearing Date	July 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-06-16-201655	Folio Number	11-3206-013-6410
Owner	Hugo Mijares		
Applicant	Same		
Agent	None		
Property Address	395 NE 92 nd Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOTS 23 & 24 BLK 47 LOT SIZE 105.350 X 127 OR 11889-2708 0783 1	Assessor's Building Value	N/A
Property Sq. Ft.	13,379	Building Sq. Ft.	2,407
		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; 4 bed/3 bath	Year Built	1937
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. One-story addition. 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	June 30, 2016

Background

The applicant is proposing to convert an existing 338 sf attached garage at the rear of the residence to a master bedroom suite.

The applicant is also covering an outdoor terrace formed by the U-shaped residence. The space will become a new covered dining area under A/C. The new addition will have a peak roof.

The house is a mix of peak and flat roofs that are original to the residence.

The garage door will be removed and replaced with windows.

A new driveway will be constructed at the front of the residence to accommodate 2 vehicles. A 5 ft. wide landscape strip will be planted between the driveway and house.

Analysis

The proposed A/C on the north east side of the residence is located within the required 10 ft. side yard setback and must be relocated to meet zoning code requirements.

The parking for 2 vehicles will be provided on the driveway at the front of the residence.

The conversion is compatible with the 1930's residence.

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 an existing 338 sf attached garage to a master bedroom suite and to construct a dining room addition, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code except as noted and 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 an existing 338 sf attached garage to a master bedroom suite and to construct a dining room addition.
- 2) The applicant to remove the A/C in the required side yard from the plans or redesign the A/C to comply with zoning requirements before submitting the plans the building official for permitting.
- 3) The applicant to maintain 2 legal parking spaces on the plot.
- 4) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 5) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 6) 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.
- 7) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 8) 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.

- 9) 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.
- 10) Applicant to meet all applicable code provisions at the time of permitting.
- 11) 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.
- 12) 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.