

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

Hearing Date	October 13, 2016	Meeting Time	7:00 P.M.
File Number	PZ-09-16-201674	Folio Number	11-3206-014-3900
Owner	Fernando & Kimberley Crespo		
Applicant	Same		
Agent	Victor Bruce		
Property Address	1250 NE 96 th Street		
Legal Description	MIAMI SHORES SEC 3 PB 10-37 LOTS 7 & 8 BLK 84 LOT SIZE IRREGULAR OR 23048-3417/24130-3184 0105 1 COC 24901-3505 09 2006 1	Assessor's Building Value	\$199,566
Property Sq. Ft.	14,200	Building Sq. Ft.	2,864
		Flood Zone	AE9
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/2 bath	Year Built	1954
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 523.1 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	September 28, 2016

Background

The applicant is proposing to demolish an existing cabana bath.

The applicant is proposing to convert the existing 485 sf attached garage at the rear of the residence to 2 bedrooms and a bathroom.

The applicant proposes to add an additional 158 sf to bedroom number 4.

The applicant is also proposing to add a 2 stall attached garage at the rear of the residence. The garage is located 15 ft. from the rear property line and the garage door is located more than 20 ft. from the center line of the alley.

The applicant is proposing a laundry and a 159 sf covered flat roof terrace and outdoor kitchen attached to the garage.

Analysis

The flat roof on the existing garage will be converted to a white cement tile peak roof matching the existing peak roof and garage addition.

The Property is located within the AE 9 Flood Zone.

The applicant provided an elevation certificate that shows that the residence is located below the base flood elevation AE9. The plans do not indicate the elevation of the additions.

The current building value according to the county assessor is \$199,566. The total value of all construction related to this project may not exceed approximately \$99,000 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.

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.

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 and compliance with FEMA and the Florida Building Code requirements will be determined at the time building permit applications are reviewed.

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 and construction as submitted and made a part of this approval, 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 garage to bedrooms, to add a new 2 stall garage, laundry room and 159 sf flat room covered terrace.
- 2) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 3) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 4) The applicant to comply with all requirements for development in an AE9 flood zone.
- 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) 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.
- 7) 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.
- 8) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 9) 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 #7.
- 10) 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.
- 11) 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.
- 12) Applicant to meet all applicable code provisions at the time of permitting.
- 13) 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.