

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

Hearing Date	March 23, 2017	Meeting Time	7:00 P.M.
File Number	PZ-2-17-20176	Folio Number	11-3206-013-5410
Owner	Paul and Mildred Majoros		
Applicant	Same		
Agent	None		
Property Address	310 NE 100 <sup>th</sup> Street		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOT 1 & 2 BLK 40 LOT SIZE 102.940 X 115	Assessor's Building Value	N/A
Property Sq. Ft.	11,838	Building Sq. Ft.	2,420
		Flood Zone	X
Zoning	R18.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2 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 and two-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	March 6, 2017

**Background**

The applicant is proposing extensive remodeling including a new first and second story addition, garage conversion and extensive exterior remodeling.

The applicant is proposing a first floor addition of approximately 330 sf behind the existing garage to include a bedroom and bathroom.

A new patio is proposed east of the bedroom addition with 2 sections of flat roof. The flat roof / roof top patio is 120 sf in area and there is a flat roof over the outdoor kitchen of approximately 100 sf for a total flat roof area of 220 sq. feet.

A porch at the east side of the house will be integrated into the residence and become part of a new family room.

The applicant is proposing to expand the existing second story by approximately 687 sf east of the existing second story by adding a new office / bedroom and a new master bedroom suite over the existing porch where the new family room is proposed.

**Analysis**

The garage conversion requires that the front driveway be cut back 5 ft. and a landscape strip of not less than 5 ft. be planted between the driveway and residence. The garage will be

converted to storage and at least one of the spaces rendered unusable for parking. The garage doors will be replaced but will remain workable. Staff would recommend not requiring the landscape strip to make the storage area accessible. There are 2 legal parking spaces available on the driveway.

The flat roof of 220 sq. feet. Is less than the 300 sf allowed on a peak roof house and is not easily visible from a street. It is located in a space formed within a U-shaped residence.

### **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.
- 2) The applicant to maintain 2 legal parking spaces on the plot.
- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 5) An erosion and sedimentation plan subject to review and approval by the building official is required and must be submitted to the building official with the building permit application. 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) Applicant to meet all applicable code provisions at the time of permitting.
- 12) 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.
- 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.