

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

Hearing Date	April 27, 2017	Meeting Time	7:00 P.M.
File Number	PZ-3-17-201714	Folio Number	
Owner	Aaron Buchler		
Applicant	Same		
Agent	Chris Fernandez		
Property Address	1008 NE 94 th Street		
Legal Description	BELVIDERE PARK PB 16-71 LOTS 4 TO 8 INC BLK 2 LOT SIZE IRREGULAR COC 24201-3533 01 2006 1	Assessor's Building Value	N/A
Property Sq. Ft.	28,250	Building Sq. Ft. Cubic Area	3,000 40,817
Flood Zone	X		
Zoning	R25	Future Land Use Designation	Single Family Residential
Proposed Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Proposed Structure	2 story; 4 bed/4.5 bath	Year Built	N/A
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600. New Residence		
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	April 3, 2017

Background

The applicant is proposing to demolish an existing residence and to build a new Residence.

The new residence is a modern flat roof design with 2 of the roofs used as rooftop decks.

The design is an H with 2 lower wings and a second level bridge containing 2 bedrooms and 2 bathrooms joining the lower 2 sections The space under the second story is open between the 2 first floor sections.

The northerly first floor section has a kitchen, dining room and living room that opens to a covered terrace. The second story is accessed from a stairway in this section.

The southerly first floor section contains 2 bedrooms and 2 bathrooms. This part of the residence is accessible from the open patio between the 2 house sections and under the second story. There is no internal access from the rest of the residence.

The residence will be white and grey stucco with composite board accents walls. The residence has a large number of windows creating an open feeling.

Parking is provided for in an attached carport and on the driveway.

The applicant is requesting a 4 ft. tall fence in the front yard as provided for in Sec. 517 for fences in yards with pools.

Analysis

The board will need to consider whether or not to approve a residence with a 2 bedroom, 2 bath section that is only accessible from an exterior door.

The site plan shows a safe sight distance triangle at the street however it does not show the required safe sight distance triangle before the sidewalk.

The front pool fence must not exceed 4 ft. in height within the front yard being that area 29.5 ft. from the front property line.

A 15 ft. setback is required between the rear of the residence and the rear plot line. The residence is located 15 ft. from the rear property line. The new A/C units are located 10 ft. from the rear plot line. The board to determine if the 15 ft. rear yard setback applies to the A/C units.

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 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 construct a one-story addition.
- 2) Applicant to provide a safe sight distance triangle at the sidewalk and at the driveway entrance.
- 3) Front driveway not to exceed 20 ft. in width.
- 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) 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.

- 7) 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.
- 8) 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.
- 9) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 10) 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 #6.
- 11) 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.
- 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.