

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

|                    |   |                                |  |
|--------------------|---|--------------------------------|--|
| Hearing Date       | June 27, 2013   | Meeting Time                   | 7:00 P.M.  |
| File Number        | PZ-6-13-201334  | Folio Number                   | 11-3206-014-3730                                     |
| Owner              | Eric and Ingrid Palmisano, 1035 NE 96th Street  |                                |  |
| Applicant          | Same  |                                |  |
| Agent              | None  |                                |  |
| Property Address   | 1035 NE 96th Street   |                                |  |
| Legal Description  | MIAMI SHORES SEC 3 PB 10-37<br>LOT 16 & W1/2 LOT 15 BLK 82<br>LOT SIZE 75.000 X 125<br>OR 17575-2626 0397 1<br>COC 21373-4601 06 2003 1   |                                |  |
| Property Sq. Ft.   | 9,375   | Building Sq. Ft.               | 2,123  |
|                    |   | Flood Zone                     | X  |
| Zoning             | R25   | Future Land Use Designation    | Single Family Residential                            |
| Existing Use       | One-family dwelling   | Comprehensive Plan Consistency | Yes  |
| Existing Structure | 1-story; 3 bed/2 bath   | Year Built                     | 1954   |
| Subject            | Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400, 500 and Sec. 600, Schedule or Regulations. Site plan review and approval required. New residence. Sec. 523.1 (f) (5). Metal roof. |                                |  |
| Action Required    | Approve, Approve with Conditions, or Deny the Application   | Other Required Approvals       | Village Building Permits<br>DOH/HRS and<br>DRER/EPRD |
| Staff Report       | David A. Dacquisto,<br>Director, Planning and<br>Zoning   | Report Date                    | June 4, 2013   |

**Background**

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

The residence will be constructed on an interior plot.

The proposed residence is a Key West design with metal roof.

The residence will have a 2,590 square foot footprint including the garage, covered entry and rear porch.

The residence will have 1,500 square feet of air conditioned space on the main floor and 1,910 square feet of air conditioned space on the second floor.

The main floor will have family living areas. An attached 2 stall garage faces the street and will be accessed from a proposed circular drive.

There is a covered ground floor patio.

The second floor will have 4 bedrooms including a master, 3 bedrooms and a laundry room. There is a covered terrace on the second floor accessed from the master and a second bedroom.

### **Analysis**

The residence is within an area of mixed single and two story residences with a two story residence directly to the west.

The residences in the area are a mix of 30's, 40's and 50's designs with no overall theme to the area.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code.

### **Recommendation**

In acting on a site plan, the Planning Board must make a finding that the proposed improvements are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400, 500 and Sec. 600, Schedule or Regulations 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 for a 2,590 square foot residence including the garage, covered entry and rear porch, 1,500 square feet of living space on the main floor and 1,910 square feet on the second story with 4 bedrooms including a master, 3 bedrooms and a laundry room, with a finding that it is consistent with the technical provisions of the Code.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is granted for a 2,590 square foot residence including the garage, covered entry and rear porch, 1,500 square feet of living space on the main floor and 1,910 square feet on the second story with 4 bedrooms including a master, 3 bedrooms and a laundry room.
- 2) Applicant to provide a landscaping plan agreeable to the Planning and Zoning director.
- 3) Applicant to obtain all required permits from the Department of Regulatory and Economic Resources, Environmental Plan Review Division.
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.