

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2015163	Folio Number	11-2231-013-0640
Owner	Kenneth Wilkinson, 225 NE 105th Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	None		
Property Address	225 NE 105th Street		
Legal Description	FIRST ADD TO PASADENA PARK PB 6-82 LOT 1 & S1/2 OF LOT 2 BLK 15 OR 18504-4759 02 1999 1	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	1,374
		Flood Zone	X
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/1 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. First story addition.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits FDOH/MDEHS and MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	February 2, 2015

Background

The applicant recently purchased the residence.

The applicant is proposing to construct a new 550 sq. ft. one-story master bedroom suite addition in the front of the residence on the south-west corner.

The master bedroom has French doors that will open to the rear yard.

A future pool is anticipated by the applicant.

The addition will have a slope roof with colored barrel tile to match the roof on the existing residence.

The applicant does not have legal parking on site and is proposing to construct a T-shaped driveway and parking area in the front of the residence.

Analysis

The parking area in the front of the residence takes up less than 50% of the front yard.

The addition is compatible with the residence and will blend with the existing architecture.

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 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 construct a 550 sq. ft. one-story master bedroom suite addition, 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 550 sq. ft. one-story master bedroom suite addition. The site shall not drain onto neighboring or village properties.
- 2) The site shall not drain onto neighboring or village properties. 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 board review and approval. Modifications to the approved drainage plan 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. Major changes to the approved drainage plan shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 3) Landscaping as shown on Sheet No. A-1 shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not reduce the approved landscaping without planning board approval except the planning director may approve modifications administratively where modification to the landscape plan is necessary to comply with Division 17 or to add additional landscaping.

- 4) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 5) Landscaping shown on the landscape plan shall be installed and completed within one (1) year of the issuance of the certificate of completion by the building official.
- 6) Applicant to obtain all required building permits before beginning work.
- 7) 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.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 9) 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.