

**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-01-15-2015167	Folio Number	N/A
Owner	Scott Smith & Patrice Gillespie-Smith, 358 NE 101 <sup>st</sup> Street, Miami Shores, FL 33138		
Applicant	Same		
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138		
Property Address	358 NE 101 <sup>st</sup> Street		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 W25FT OF LOT 4 & ALL LOT 5 BLK 39 LOT SIZE 75.000 X 115 OR 19850-3908 08 2001 5	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	2,015
		Flood Zone	X
Zoning	R18.5	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	1940
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 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 is proposing to construct a new 48 sq. ft. covered front entryway and a 300 sq. ft. covered terrace at the rear of the residence. A 161 sq. ft. pergola is proposed for the rear of the residence connecting to the proposed covered terrace.

The covered front entryway and the rear covered terrace have similar designs.

The rear covered terrace is open to the rear yard on 3 sides.

A future pool is planned for the rear yard.

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

**Analysis**

The additions are 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 48 sq. ft. covered front entryway, and a 300 sq. ft. covered terrace and a 161 sq. ft. pergola at the rear of the residence, 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 48 sq. ft. covered front entryway, and a 300 sq. ft. covered terrace and a 161 sq. ft. pergola at the rear of the residence.
- 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) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.

- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 7) 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.