

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

Hearing Date	January 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-01-16-2016004	Folio Number	11-3206-017-1340
Owner	Gregory Palmer		
Applicant	Same		
Agent	Mark Campbell		
Property Address	515 Grand Concourse		
Legal Description	MIAMI SHORES SEC 4 AMD PB 15-14 LOT 21 & 22 BLK 96 LOT SIZE 103.300 X 130 OR 16932-0017 TO 25 0795 4 COC 26255-0231 02 2008 1	Assessor's Building Value	N/A
Property Sq. Ft.	13,429	Building Sq. Ft.	2,703
		Flood Zone	X
Zoning	R23	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 4 bed/2 bath	Year Built	1948
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 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	January 6, 2016

Background

The applicant is proposing two one-story additions in the rear and north-west corner of the existing residence.

The addition is located 13 ft. from the side line.

The two additions are integrated into the house and each other however they are differentiated by roof style and purpose.

A 200 sf flat roof addition is proposed at the rear of the residence to cover a raised patio. The slope roof addition to the east of this addition is a 917 sf master bedroom suite.

The master bedroom suite includes a bedroom bathroom and walk in closet. French doors open to the covered patio and future pool location.

The slope roof addition will match the architecture of the existing residence. The sloped clay color tile roof of the existing residence will be extended to the addition.

The proposed A/C units on the east side of the addition meet the 10 ft. side yard setback requirement.

Analysis

The addition is compatible with the 1940's 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 to construct a 200 sf flat roof addition over a raised patio and a 917 sf master bedroom suite with slope roof, 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 200 sf flat roof addition over a raised patio and a 917 sf master bedroom suite with slope roof.
- 2) 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.
- 3) 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.
- 4) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 5) 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 #3.
- 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) 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) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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.