

**PLANNING AND ZONING
STAFF REPORT**



**VILLAGE OF EL PORTAL
PLANNING AND ZONING**

500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880 FAX 305-795-7884

APPLICANT: Epic Holdings Group 310, LLC
SUBJECT ADDRESS: 310 NE 88th Street - Zone 3
APPLICATION: 2019-PZ-006 – Zoning Site Plan Review – New Construction

PUBLIC HEARING(s): 1. Planning and Zoning Committee Meeting

DATE AND TIME: October 27, 2020; 7:00pm

2019-PZ-006
*Zoning Site Plan
Review – New
Construction*

1. APPLICATION:
THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY RESIDENCE, WHICH PURSUANT TO SECTION 17-57 OF THE CODE OF ORDINANCES, REQUIRES VILLAGE COUNCIL APPROVAL.

A SITE PLAN REVIEW IS PURSUANT OF SECTION 17-53 – REQUIREMENTS AND PROCEDURES FOR SITE PLAN REVIEW, WHICH REQUIRES COUNCIL APPROVAL WITHIN THE ZONE 3 (Z3) SUB-URBAN RESIDENCE.

2. BACKGROUND INFORMATION:

Owner of property: EPIC HOLDINGS GROUP 310, LLC

Address: 310 NE 88th Street, El Portal, FL 33138

Folio number: 18-3206-023-0395

Transect Zone: Zone 3 (Z3) – Sub-Urban Zone

Site: The current 6,976 square foot lot (50 x 135 feet) was acquired as a lot for a single-family residential building – as permitted under ‘Sec. 24-3. - RSF single-family residential district’ now Zone 3 of the Code of Ordinances.

The property has a Principal Front Setback (north façade) facing NE 88th Street and a Secondary Front Setback (west façade) facing NE 3rd Avenue.

Project: Construction of a two-story single-family residence consisting of a two-story building and a two-car garage connected by a breeze way, with a swimming pool and deck in between. The residence consists of four bedrooms and four and a half bathrooms, for a total living area of 2,913 SF.

The residence is in accordance with the permitted uses of Zone 3 in the Village of El Portal. Staff has reviewed the application for consideration by the Planning and Zoning Board. In this report, Staff presents the applicable Zoning requirements with recommendations.

Uses Permitted

Permitted	Proposed	Recommendation
Residential: Single Family Residence, Outbuilding, Home Office	Residential: Single Family Residence, Outbuilding	Complies

Site Development Standards

Required	Proposed	Recommendation
Lot area: 5,000 sf min	6,976 sf	Complies
Lot width: 50 ft min	52.72 ft	Complies
Principal Front Setback: 25 ft min	North: 25'-1"	Complies
Secondary Front Setback: 15 ft min	West: 15'-11"	Complies
Side Setback: 5 ft min	East: 5'-1"	Complies
Rear Setback: 5 ft min	South: 25'-2"	Complies
Outbuilding Front Setback: 45 ft min	North: 108'-7"	Complies
Outbuilding Side Setback: 15 ft min	East: 16'-0"	Complies
Outbuilding Side Setback: 5 ft min	West: 10'-1 ½"	Complies
Outbuilding Rear Setback: 5 ft min	South: 5'-1"	Complies
Lot coverage: 40% max	31% (2,169 sf)	Complies
Outbuilding lot coverage: 30% max of rear yard	18% (498 sf)	
Green space: 25% min	46% (3,228 sf)	Complies
Maximum building height: 2 stories max	2 stories	Complies
Story height: 9 ft min 14 ft max	12'-10"	Complies

Article IV. Table 1: Minimum Off-Street Parking Requirements

Required	Proposed	Recommendation
Residential: 1.5 per Dwelling Unit + 1 visitor per 10 Units	2 cars (garage outbuilding facing NE 3 rd Avenue)	Complies

Article VI. Sec. 24-B.15 (d) Parking Standards (Z3)

Required	Proposed	Recommendation
Driveway One 12-foot max width driveway approach or two 10-foot max width approaches separated by at least 50% of frontage width	One 10' driveway (Primary Frontage) One 16' driveway (Secondary Frontage)	Seeking Variance for 16' driveway within Secondary Frontage

Pavement 33% max of front yard	26.75%	Complies
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Article VI. Sec. 24-B.15 (f) Landscape Standards (Z3)

Required	Proposed	Recommendation
Minimum <u>two shade trees</u> planted within the first Layer for each 50 feet of Frontage Line		Complies

Article VI. Sec. 24-B.15 (g) Walls, Fences and Hedges Standards (Z3)

Required	Proposed	Recommendation
Location: not permitted in Principal or Secondary Front Setback. Height: six feet Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.	4-foot hedge/ masonry wall along primary and secondary front setbacks.	Seeking Variance for hedge within Primary and Secondary Frontages.
Height: 6 ft max	4 ft	Complies
Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.	Hedge/ CMU	Complies

Findings

Standards	Recommendation
The plan is consistent with the comprehensive plan and the purpose and intent of the use district in which it is located.	Yes
The plan is in conformance with property development regulations of the zoning district in which it is located.	Yes
The site plan has an adverse impact on the environmental and natural resources of the Village.	No
The approval of the site plan has an adverse impact on the necessary public facilities of the Village.	No

Compatibility. Although the proposed design for the new residence is contemporary, its design aligns with the surrounding El Portal neighborhood in its massing and composition, proportions, and materials. The home will be built of concrete block structure with stucco and painted white with structural details

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3. APPLICATION REQUEST:

(a) Applicant Request.

The Applicant requests site plan approval in order to construct a new 2,913 square foot, two-story residence, single-family residence on a 6,976 square foot lot at 310 NE 88th Street in Zone 3 (Z3) Sub-Urban Residence. The Applicant also requests a 16-foot driveway and 4-foot high hedge and CMU wall along the primary and secondary front setbacks.

(b) Site Plan Review Requirements.

Sec. 17-53. Requirements and procedures for site plan review.

(b) Applications subject to site plan review. All applications shall be subject to site plan review and approval by village council after public hearing, except as provided in section 6-4.

4. STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Pursuant of Sec. 17-53 Requirements and Procedures for site plan review (a), the Applicant shows good cause for compliance with the land use regulations and the development standards of this chapter and of Chapter 24.

In addition, the grant of the Site Plan approval as presented is in complete harmony with the general intent and purpose of the Comprehensive Plan because the proposed development architecture is compatible with the existing residential architectural character within the Village of El Portal.

Therefore, APPROVAL WITH CONDITIONS is recommended for this new construction of a two-story residence subject to the following conditions:

Construction of the proposed project shall be in conformance with the following conditions:

1. All existing oak trees within the swale corresponding to the property are to remain.
2. Application/supporting documentation. Construction of the proposed project shall be in conformance with the Applicant's Submittal Package dated 07-08-2020 and subsequent revisions.
3. All representations proffered by the Applicant as part of the review of the application at public hearings.
4. All comments made by Staff reviewers and submitted to the Applicant to be addressed prior to the Buliding permit.