

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

Hearing Date	February 28, 2013	Meeting Time	7:00 P.M.
File Number	PZ-2-13-20134	Folio Number	11-3206-017-1230
Owner	Joel and Andrea Minski, 9969 NE 4 Avenue Road		
Applicant	Same		
Agent	Roberto Gambach		
Property Address	9969 NE 4 Avenue Road		
Legal Description	MIAMI SHORES SEC 4 AMD PB 15-14 LOTS 1 & 2 BLK 96 LOT SIZE 130.970 X 130 OR 17157-4662 0496 1 COC 26228-0176/0178 12 2007 1 OR 28328-0168 0912 01		
Property Sq. Ft.	17,026.10	Building Sq. Ft.	3,543
		Flood Zone	X
Zoning	R21	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	2-story; 4 bed/3 bath	Year Built	1951
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Special site plan review and approval. Garage conversion, bathroom and storage.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits DOH/HRS and DRER/EPRD
Staff Report	David A. Dacquisto, Director of Planning and Zoning	Report Date	February 11, 2013

Background

The applicant has an attached 2 stall garage with an existing bathroom.

The applicant is proposing to eliminate one parking stall and remodel the interior to create 2 bathrooms and a pool storage area.

The bathrooms will open to the rear yard. An existing door on the east side of the garage will remain and will serve the storage area.

One parking stall will remain in the garage and will have an operable door. The applicant is proposing to leave the second garage door in place removing the tracks so it is inoperable. This will have to be done in conformance with the Florida Building Code.

Analysis

The garage conversion will be compatible with the design of the existing residence.

The garage conversion will leave both doors in place one being inoperable. Staff recommends that the driveway not be cut back to create a five (5) foot landscape strip between the driveway and residence.

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

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 V and VI of Appendix A Zoning 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 convert a garage, retaining one parking space creating 2 bathrooms and a storage area 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 to convert a garage, retaining one parking space and creating 2 bathrooms and a storage area.
- 2) Applicant to provide and maintain not less than two (2) parking spaces on the plot.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to obtain all required permits 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).
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 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.