

MIAMI SHORES PLANNING AND ZONING BOARD

Planning and Zoning Department Staff Report

Hearing Date	April 24, 2014	Meeting Time	7:00 P.M.
File Number	PZ-3-14-201487	Folio Number	11-3206-014-2070
Owner	Lisa Guinovard & Andrea Colon, 766 NE 96th Street, Miami Shores 33138		
Applicant	None		
Agent	Juliana Saba, 734 Michigan Ave #2, Miami Beach, FL 33139		
Property Address	766 NE 96 th Street		
Legal Description	MIAMI SHORES SEC 3 PB 10-37 LOT 3 & E1/2 LOT 4 BLK 68 LOT SIZE 75.000 X 143 OR 15681-1878 0792 4		
Property Sq. Ft.	10,725	Building Sq. Ft.	1,766
		Flood Zone	X
Zoning	R15	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 3 bed/1 bath	Year Built	1941
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. Garage conversion, Addition, 1-story, master bedroom and bathroom, and covered terrace.		
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, Planning and Zoning	Report Date	April 2, 2014

Background

The applicant has a residence on an interior plot along NE 96th Street. The single story residence has a clay barrel tile roof.

The applicant is proposing a garage conversion, addition and façade improvements.

The applicant is proposing to convert a detached garage to a 220 sq. ft. office. The garage door will be blocked up and a window installed.

Parking will be replaced on site by a 20 ft. wide parking pad. The parking pad must be set back not less than 5 ft. from the front of the residence.

A part of the addition will be a 60 sq. ft. laundry room attached to the former garage. The laundry room has a door opening to the side yard. The laundry room and office are otherwise accessible from the new kitchen and great room.

The applicant is proposing to extend the dwelling to the west with an addition to the north-west corner of the residence. The addition includes a new 279 sq. ft. kitchen and a new 500 sq. ft. bedroom and master bath.

Interior remodeling will include the expansion of a family room into the former kitchen and the conversion of a bedroom into a bathroom.

The applicant is also proposing a covered patio adjacent the proposed kitchen. The covered patio is approximately 260 sq. ft. in area. The covered terrace is enclosed on 3 sides by the residence and open to the rear yard and a proposed pool on the 4th side.

The applicant is proposing to change the façade by removing the exposed brick features creating a smooth solid front to the residence.

The addition will have a clay barrel tile roof to match the existing roof.

The rendering of the residence shows a fence in the front yard. No fence has been proposed as part of this application. The applicant will be required to return to the board for approval of any fence in the front yard and the fence must comply with the requirements of the zoning code.

Analysis

The single story 1940's bungalow with barrel tile roof is located within an area of similar residences.

The board has prohibited side doors to side yards in the past to prevent the reconversion of a garage to an apartment and the board has approved side doors to access laundry rooms where there is no evidence that an apartment could easily result from the addition of the outside door

The applicant may have to remove a tree in the swale to construct the new driveway to the parking pad. This will require the approval of public works and compliance with the Miami-Dade Tree Ordinance.

The design is compatible with the neighborhood and community. 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 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 220 sq. ft. office and a 60 sq. ft. laundry room, 279 sq. ft. kitchen and a 500 sq. ft. bedroom and master bath addition, 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 as shown on the plans submitted and made a part of this approval to convert a garage and construct a 220 sq. ft. office.
- 2) Approval is granted as shown on the plans submitted and made a part of this approval to construct a 60 sq. ft. laundry room, 279 sq. ft. kitchen, 500 sq. ft. bedroom and master bath and 260 sq. ft. flat roofed over a patio.
- 3) Applicant to obtain approval from the Miami Shores Public Works and comply with the Miami-Dade Tree Ordinance before removing any swale tree.
- 4) The new driveway to be set not less than 5 ft. from the front of the residence.
- 5) Applicant to obtain all required building permits before beginning work.
- 6) 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.
- 7) Applicant to meet all applicable code provisions at the time of permitting.
- 8) 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.
- 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.