

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

Hearing Date	July 24, 2014	Meeting Time	7:00 P.M.
File Number	PZ-6-14-2014109	Folio Number	11-3206-013-0770
Owner	Glenn Daidone, 54 NE 97 th Street, Miami Shores, FL 33138-2331		
Applicant	Same		
Agent	None		
Property Address	54 NE 97th Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 LOT 6 & W1/2 LOT 5 BLK 6 LOT SIZE 75.000 X 115 OR 19845-4888 02 2001 6	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	1,491
		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	1939
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, Front porch enclosure.		
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	July 9, 2014

Background

The residence is located on an interior plot where the applicant is proposing to convert an existing 200 sq. ft. attached garage at the front of the residence to a bedroom and bathroom.

The applicant is also proposing to close in an existing front porch and by demolishing a front wall incorporate the porch space into the living room.

The applicant will cut the driveway back 5 ft. from the residence as required by the code and plant a landscape strip there.

Analysis

The applicant has sufficient room to part 2 vehicles on the existing front driveway.

The single story 1930's bungalow with clay barrel tile roof is located within an area of similar and mixed residences. There are no additions and the roof will not be altered.

The alterations 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 convert an existing 200 sq. ft. garage to a bedroom and bathroom, and to enclose an existing open front porch, 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 convert an existing 200 sq. ft. garage to a bedroom and bathroom, and to enclose an existing open front porch.
- 2) The applicant to install a landscape strip of 5 ft. in width between the residence and the driveway leading to the former garage.
- 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) 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.