

**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-6-14-2014114	Folio Number	11-3206-017-1550
Owner	SFF Group LLC, 1985 NE 118 <sup>th</sup> Road North Miami, FL33181		
Applicant	Silvia Ferri, 1985 NE 118 <sup>th</sup> Road North Miami, FL33181		
Agent	Omer Horer, 1985 NE 118 <sup>th</sup> Road North Miami, FL33181		
Property Address	501 NE 96 <sup>th</sup> Street		
Legal Description	MIAMI SHORES SEC 4 AMD PB 15-14 LOTS 11 & 12 BLK 99 LOT SIZE 96.600 X 130 OR 20144-2388 12 2001 5 COC 25126-0547 11 2006 5	Assessor's Building Value	N/A
Property Sq. Ft.	12,558	Building Sq. Ft.	2,515
		Flood Zone	X
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 3 bed/3 bath	Year Built	1952
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. Remodel front entryway.		
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 a corner plot with an attached garage facing the alley.

The applicant proposes to convert the 590 sq. ft. attached garage to a master bedroom suite and laundry room.

French doors open the bedroom to the rear yard and a future pool proposed for the rear yard.

There is a 25 ft. long and 24 ft. wide driveway leading to the garage. Creating a 5 ft. landscape strip between the residence and the driveway leading to the former garage will leave 19 ft., sufficient to park 2 vehicles.

**Analysis**

The single story 1950's bungalow with clay tile roof is located within an area of similar and mixed residences.

The proposed exterior work is 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 a garage to a 590 sq. ft. master bedroom suite and laundry room, 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 a garage to a 590 sq. ft. master bedroom suite and laundry room.
- 2) The applicant to create 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.