

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

Hearing Date	October 16, 2014	Meeting Time	7:00 P.M.
File Number	PZ-9-14-2014136	Folio Number	11-2136-006-0240
Owner	Esteban Stavile, 5 NW 106 th St., Miami Shores, FL 33150		
Applicant	Same		
Agent	None		
Property Address	5 NW 106 th Street		
Legal Description	DUNNINGS MIAMI SHORES EXT NO 2 PB 41-78 LOT 16 BLK 206 LOT SIZE 75.000 X 123 OR 20642-0936 08 2002 4 COC 22041-2279 02 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	9,225	Building Sq. Ft.	1,307
		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.		
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	September 26, 2014

Background

The applicant has an attached 1 stall garage at the front of the residence with a driveway to the street. The applicant is proposing to convert the garage to a family and laundry room. The garage door opening will be blocked up and the applicant will add 2 windows matching existing windows on the residence.

There will be room to park 2 cars on site on the expanded driveway. The applicant will create a 5 ft. landscape strip between the residence and the driveway.

Analysis

The garage conversion and exterior changes to the residence will be compatible with the design of the existing residence.

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 family and laundry room, 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 to a family and laundry room.
- 2) Applicant to provide two (2) legal parking spaces on site.
- 3) Applicant to create a landscape strip of not less than 5 ft. between the residence and driveway.
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division, and the Florida Department of Health through the Miami-Dade Division of Environmental Health, as required.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 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.