

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

Hearing Date	February 26, 2015	Meeting Time	7:00 P.M.
File Number	PZ-01-15-2014169	Folio Number	11-3206-017-1300
Owner	Esteban Giugovaz & Francesca Rinonapoli Trust, 9915 NE 4 th Avenue Road, Miami Shores, FL 33138		
Applicant	Same		
Agent	Victor Bruce, 370 NE 101st Street, Miami Shores, FL 33138		
Property Address	9915 NE 4 th Avenue Road		
Legal Description	6 53 42 MIAMI SHORES SEC 4 AMD PB 15-14 LOTS 15 & 16 BLK 96 LOT SIZE 103.100 X 130 OR 18832-3143 10 1999 1	Assessor's Building Value	N/A
Property Sq. Ft.	13,403	Building Sq. Ft.	2,703
Flood Zone	X		
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/2 bath	Year Built	1950
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 and Sec. 600. Site plan review and approval required. First story addition. Partial Garage conversion and conversion of carport.		
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	February 2, 2015

Background

The applicant is proposing the conversion of an open carport to habitable space and a partial garage conversion.

The applicant is proposing to convert a 432 sq. ft. open carport to a fourth bedroom and a playroom. The carport will be enclosed and a window placed on the front elevation, similar to existing windows on the residence.

The applicant is proposing to convert 345 sq. ft. of a 645 sq. ft. garage. The applicant will use the space to create a master bedroom suite and laundry. The bedroom opens to the new playroom and has no external doors. The laundry is accessible from the garage and also the new playroom.

The roof on the residence will not be altered.

Analysis

The residence will have a one stall attached garage after the conversions and room on the existing driveway to provide not less than the required 2 parking spaces on site.

The portion of the driveway in front of the converted carport will be cut back 5 ft. and replaced with landscaping.

The addition 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 432 sq. ft. open carport to a bedroom and a playroom, and a partial garage conversion to convert 345 sq. ft. of a 645 sq. ft. garage to a 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 432 sq. ft. open carport to a bedroom and a playroom, and a partial garage conversion to convert 345 sq. ft. of a 645 sq. ft. garage to a master bedroom suite and laundry room.
- 2) The driveway in front of the converted carport to be cut back 5 ft. from the residence and replaced with landscaping.
- 3) The site shall not drain onto neighboring or village properties. The plot shall provide storm drainage that detains the first one inch in natural or filtered structural facilities. The applicant is responsible for any site modifications that become necessary to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. The Building Official may require an architect or engineer's drainage plan and report to certify to the building official that the site will provide storm drainage that will detain the first one inch in natural or filtered structural facilities prior to the drainage work commencing on site. The installation of structures on site to control drainage shall require planning board review and approval. Modifications to the approved drainage plan shall require a signed architect or engineer's drainage plan that shall be subject to review and approval of the Building Official and the Planning Director. Major changes to the approved drainage plan

shall require a new site plan review application and review and approval by the Planning and Zoning Board.

- 4) Applicant to obtain all required building permits before beginning work.
- 5) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 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) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 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.