

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

Hearing Date	April 16, 2015	Meeting Time	7:00 P.M.
File Number	PZ-03-15-2015181	Folio Number	11-2136-010-0220
Owner	Canor Pateo & Carla Grisoni, 162 NW 109th Street, Miami Shores, FL 33168-4317		
Applicant	Same		
Agent	None		
Property Address	162 NW 109th Street		
Legal Description	DUNNINGS MIAMI SHORES EXT 6 PB 51-31 LOT 6 BLK 213 LOT SIZE 75.000 X 122 OR 15970-4749 0693 1 COC 23963-1135 09 2005 1	Assessor's Building Value	N/A
Property Sq. Ft.	9,150	Building Sq. Ft.	1,596
		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; 2 bed/1 bath	Year Built	1951
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. First story addition. 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	March 26, 2015

**Background**

The applicant is proposing the conversion of garage at the rear of the residence to create a master bedroom suite.

The 312 sq. ft. garage would be remodeled into a bedroom and bathroom master suite. The new master suite is accessible through the existing kitchen. The garage door will be removed and closed with masonry construction with a double window. French doors will open from the master bedroom suite to the rear yard.

The applicant is proposing to remove the existing driveway and create a 20 ft. by 20 ft. parking pad off the alley.

The roof on the residence will not be altered.

**Analysis**

The applicant is providing 2 legal parking spaces on site.

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 312 sq. ft. garage to a master bedroom suite, 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 312 sq. ft. garage to a master bedroom suite.
- 2) The asphalt driveway to be removed and a 20 ft. by 20 ft. parking pad constructed to provide 2 legal parking spaces on site.
- 3) The site shall not drain onto neighboring properties or any rights-of-way. 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 and Zoning Board review and approval. Modifications to the drainage plan approved by the building official 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. Changes to drainage structures approved by the Planning and Zoning Board shall require a new site plan review application and review and approval by the Planning and Zoning Board. Applicant to obtain all required building permits before beginning work.
- 4) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 5) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as required by the building official. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and

maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.

- 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 and rock of any kind is specifically prohibited.
- 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) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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.