

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

Hearing Date	March 24, 2016	Meeting Time	7:00 P.M.
File Number	PZ-02-16-201616	Folio Number	11-3101-033-0080
Owner	Mario Gonzalez III		
Applicant	Same		
Agent	None		
Property Address	9811 NW 1 <sup>st</sup> Avenue		
Legal Description	MIAMI SHORES SEC 6 PB 10-39 LOTS 12 & 13 BLK 128 LOT SIZE IRREGULAR OR 21091-4600 022003 1 COC 25715-1718 06 2007 1	Assessor's Building Value	N/A
Property Sq. Ft.	10,799	Building Sq. Ft.	2,022
		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/2 bath	Year Built	1956
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 MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	February 29, 2016

**Background**

The subject property is located on a corner plot at the south-east corner of NW 99<sup>th</sup> St. and NW 1<sup>st</sup> Avenue facing NW 1<sup>st</sup> Avenue. There is an alley running along the southerly side plot line.

The applicant is proposing to convert a 24 ft. long by 14 ft. wide, 336 sf attached garage to a bathroom, interior storage room and bicycle storage room. The garage opens to the front of the residence. The garage door will remain and provide access to the bicycle storage area.

**Analysis**

The on-site circular driveway will provide the 2 required parking spaces.

The garage conversion will not alter the exterior of the building.

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 336 sf attached garage to a bathroom, interior storage room and bicycle storage 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 336 sf attached garage to a bathroom, interior storage room and bicycle storage room.
- 2) The applicant to maintain 2 legal parking spaces on the plot as shown on the plan.
- 3) 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.
- 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.