

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

Hearing Date	February 25, 2016	Meeting Time	7:00 P.M.
File Number	PZ-02-16-201622	Folio Number	11-3206-013-2580
Owner	CK Property Solutions		
Applicant	Viju Koottungal,		
Agent	None		
Property Address	121 NE 96th Street		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOT 18 & E1/2 LOT 17 BLK 19 LOT SIZE 75.000 X 115 OR 18638-3720 05 1999 5 COC 26169-4900 11 2007 5	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	2,549
		Flood Zone	X
Zoning	R20	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	1949
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 1, 2016

**Background**

The applicant is proposing to legalize a previous garage conversion.

The property is an interior plot.

The applicant is proposing to convert a former garage that is now shown on the existing conditions plan as a utility room with a full bath.

The applicant is proposing to convert the 260 sf space into a master bedroom suite that is accessed from an enclosed gallery that leads from the kitchen.

The master suite will access the rear yard through an existing door.

The applicant has a detached one-stall garage on the property at the rear of the residence and space for an additional vehicle on the driveway.

**Analysis**

The one-stall garage and driveway will provide the 2 required parking spaces.

The conversion is compatible with the 1940's residence and the new windows on the east and west side of the master bedroom 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 an existing 13 ft. by 20 ft., 260 sf attached garage at the rear of the residence to a master bedroom suite, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code except as noted and 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 an existing 260 sf attached garage at the rear of the residence to a master bedroom suite.
- 2) The applicant to maintain 2 legal parking spaces on the plot.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) 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.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 7) 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.
- 8) 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.