

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

Hearing Date	July 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-7-16-201657	Folio Number	11-3205-009-0100
Owner	Josh Wollowick		
Applicant	Same		
Agent	None		
Property Address	1255 NE 99th Street		
Legal Description	5 53 42 EARLETON SHORES PB 43-80 LOT 13 & W1/2 LOT 14 BLK 1 LOT SIZE IRREGULAR OR 13302-477 0487 5	Assessor's Building Value	N/A
Property Sq. Ft.	12,262	Building Sq. Ft.	2,353
		Flood Zone	X
Zoning	R25	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 3 bed/2.5 bath	Year Built	1950
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	July 11, 2016

**Background**

The applicant is proposing to convert an existing 635 sf attached garage at the front of the residence to a guest bedroom, full bath and den.

New French doors open from the guest bedroom to the side/rear yard.

The garage door will be removed and replaced with imitation carriage doors that will be seen from the front street.

A 5 ft. wide landscape strip will be planted between the driveway and house.

The new windows and doors shown on the plans do not significantly alter the look of the residence.

**Analysis**

The parking for 2 vehicles will be provided on the existing driveway at the front of the residence.

The garage conversion is compatible with the 1950's residence.

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 635 sf attached garage at the front of the residence to a guest bedroom, full bath and den, 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 635 sf attached garage at the front of the residence to a guest bedroom, full bath and den.
- 2) The applicant to maintain 2 legal parking spaces on the plot.
- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 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) Applicant to meet all applicable code provisions at the time of permitting.
- 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) 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.