

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

Hearing Date	January 26, 2017	Meeting Time	7:00 P.M.
File Number	PZ-12-16-201688	Folio Number	11-3101-033-0250
Owner	Barbara Delgado		
Applicant	Same		
Agent	Javier Losada		
Property Address	93 NW 97 <sup>th</sup> Street		
Legal Description	MIAMI SHORES SEC 6 PB 10-39 LOTS 14 & 15 BLK 129 LOT SIZE IRREGULAR OR 19328-2097 10 2000 6 COC 22875-2186 11 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	10,818	Building Sq. Ft.	1,378
		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	1940
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	January 26, 2017

**Background**

Another of the smaller Miami Shores homes. The smaller homes do not have room for many of today's families. We are seeing the continuing trend to convert garages to habitable space. Applicant is applying to convert the attached 2 car garage into a master bedroom suite.

Two new windows are planned for the side yard view replacing the garage doors and a new window will replace an existing window facing the rear yard.

The existing driveway will be removed and the area planted with grass.

**Analysis**

The crown of road is NGVD 11.3 the proposed floor elevation of the bedroom is NGVD 12.23 and is more than 8 inches above the crown of the road.

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

The proposed front driveway has 6 ft. flares and must be changed to flares that do not exceed 5 ft. in width for a total width at the street of not more than 30 feet.

The garage conversion is compatible with the 1940's residence.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted.

## **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 and construction as submitted and made a part of this approval, 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 an existing 441 sf attached garage to a master bedroom suite.
- 2) The applicant to maintain 2 legal parking spaces on the plot.
- 3) The front driveway flares not to exceed 5 ft. in width for a total width at the street of not more than 30 feet.
- 4) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 5) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 6) An erosion and sedimentation plan subject to review and approval by the building official is required and must be submitted to the building official with the building permit application. 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.
- 7) 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.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 9) 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.
- 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.