

**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-12-16-201690	Folio Number	11-3101-025-0100
Owner	Erik Saccomani		
Applicant	Same		
Agent	Keith Gamble		
Property Address	129 NW 96 <sup>th</sup> Street		
Legal Description	RESUB OF BLK 3 OF BONMAR PARK PB 42-60 LOT 10 BLK 3 LOT SIZE 75.000 X 115 OR 9879-1025 17838-3405 COC 22573-4777 07 2004 1	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	1,545
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	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	January 10, 2017

**Background**

Applicant is applying to convert the attached 1 car garage into a bedroom, bathroom and laundry.

A new egress window is planned from the bedroom to the side yard. The garage door will be removed and a horizontal slit window will be installed, (not a picture window as stated sheet A1). There are no doors to the outside access is from the kitchen.

The existing driveway will be cut back 5 ft. and the area planted with grass.

An 18 ft. wide and 20 ft. long parking pad will provide legal parking for 2 vehicles.

**Analysis**

The elevation at the center of the road is not given. The current garage is at 10.43 NGVD. The finished floor must be not less than 8 ft. above the height at the center line of the road.

The required parking for 2 vehicles is provided.

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 except as noted for finished floor.

**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 finished floor of the garage conversion to be not less than 8 inches above the height at the crown of the road.
- 4) The front driveway flares not to exceed 5 ft. in width for a total width at the street of not more than 30 feet.
- 5) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 6) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 7) 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.
- 8) 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.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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.
- 11) 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.