When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don=t turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD

October 6, 2020

FINAL AGENDA

SPECIAL NOTICE - VIRTUAL MEETING

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: https://zoom.us/j/92504354584
Meeting ID: 925 0435 4584
To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
Meeting ID: 925 0435 4584
Participant ID: Press the # key
To request to speak: Dial *9 on your telephone device to activate the "Raise your Hand" feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

CALL TO ORDER: Set for 5:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for garage conversion for Yearit Izkah located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to delete an existing two car garage and convert the area into an a/c habitable area (bedroom / study / other) at the existing single family residence. Enclosed please find the site plan and elevation. (Item 1A)

   ***** *Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Edward Ploski, Community Planner.

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT
October 6, 2020

ITEM NUMBER: 1.

ITEM: Request for approval for garage conversion for Yearit Izkah located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to delete an existing two car garage and convert the area into an a/c habitable area (bedroom / study / other) at the existing single family residence. Enclosed please find the site plan and elevation. (Item 1A)

DESCRIPTION:

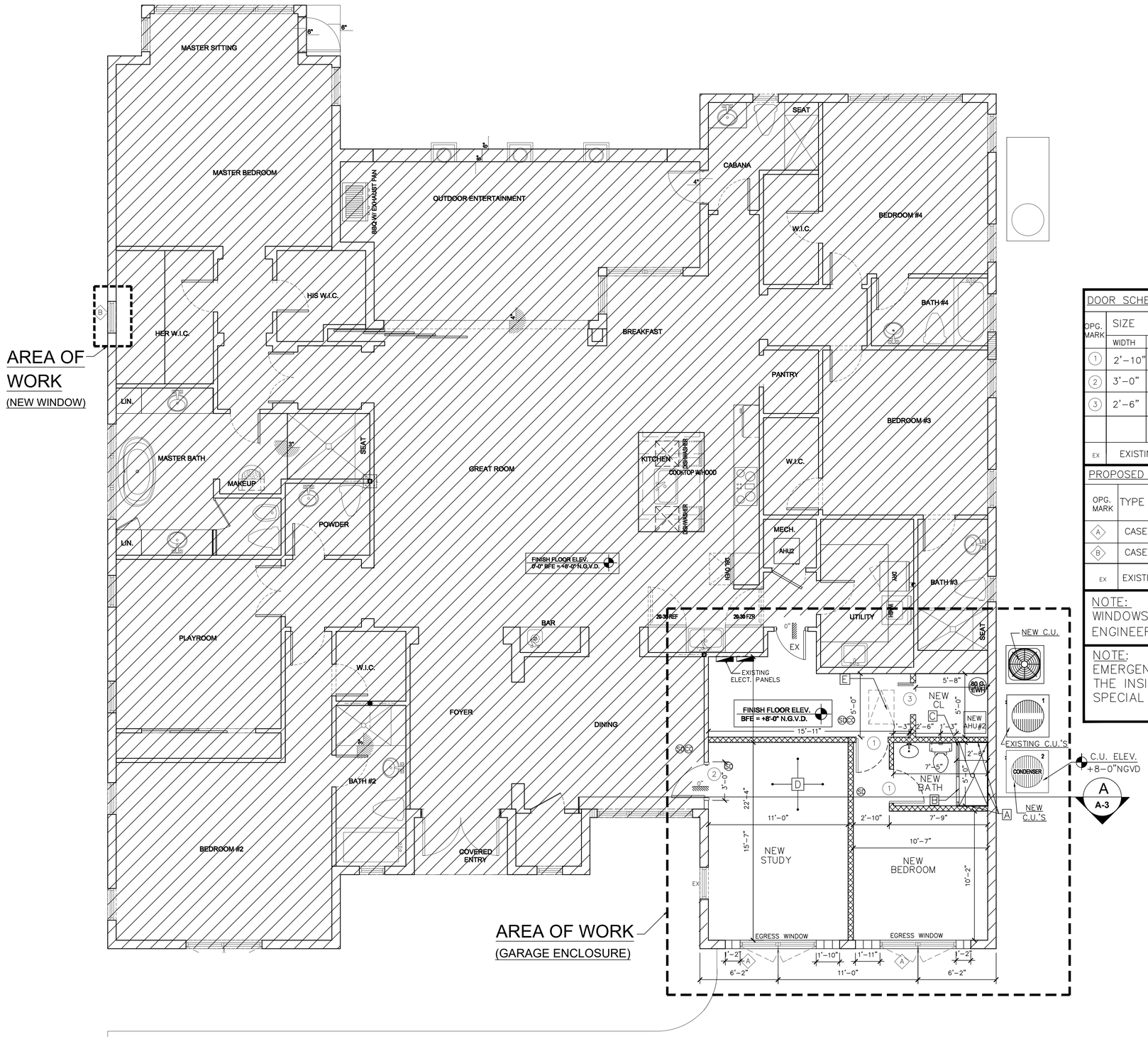
RECOMMENDED ACTION:
Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. 1360 98 Street PZB Oct. 6, 2020
2. BHI PZB Staff Report 1360 98 St SFR Reno Sept 25 2020



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1' - 0"

DOOR SCHEDULE

OPG. MARK	SIZE WIDTH	HEIGHT	THICK	MATERIAL	TYP.	LOCATION	REMARK
1	2'-10"	6'-8"	1-3/8"	WOOD	SWING	INTERIOR	–
2	3'-0"	6'-8"	1-3/8"	WOOD	SWING	INTERIOR	–
3	2'-6"	6'-8"	1-3/8"	LOUVER DOOR	BI-FOLD	INTERIOR	–
EX	EXISTING DOOR TO REMAIN						

PROPOSED WINDOWS SCHEDULE

OPG. MARK	TYPE	SIZE W	SIZE H	FRAME MAT.	FRAME FINISH	GLASS	U FACTOR	SHGC
A	CASEMENT	6'-0"	8'-0"	BRONZE ALUM.	PAINT	H. IMPACT		
B	CASEMENT	2'-6"	8'-0"	BRONZE ALUM.	PAINT	H. IMPACT		
EX	EXISTING WINDOWS TO REMAIN							

NOTE:
WINDOWS AND DOORS TO BE FURNISHED BY SPECIALTY ENGINEER "UNDER SEPARATE A PERMIT"

NOTE:
EMERGENCY AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITH OUT THE USE OF KEY, TOOLS OR SPECIAL KNOWLEDGE.

PLAN LEGEND:

AREA OF WORK	
EXISTING TO REMAIN	
8" CMU WALL(BLOCK UP)	
NEW PARTITION WALL	
A	PROVIDE DUROCK DENSHIELD ON WET AREAS
B	22" MIN. SHOWER CLEAR ACCESS
C	SAFETY GLASS CATEGORY II WALL AND DOOR
D	RAISE FLOOR TO MATCH EXISTING HOUSE
E	24"X32" ATTIC ACCESS (SEE DETAIL IN SHEET A-4)

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SEAL / SIGNATURE

Location Sketch:

2020
HEREBY RESERVE THEIR COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

Renovation:
RESIDENCE

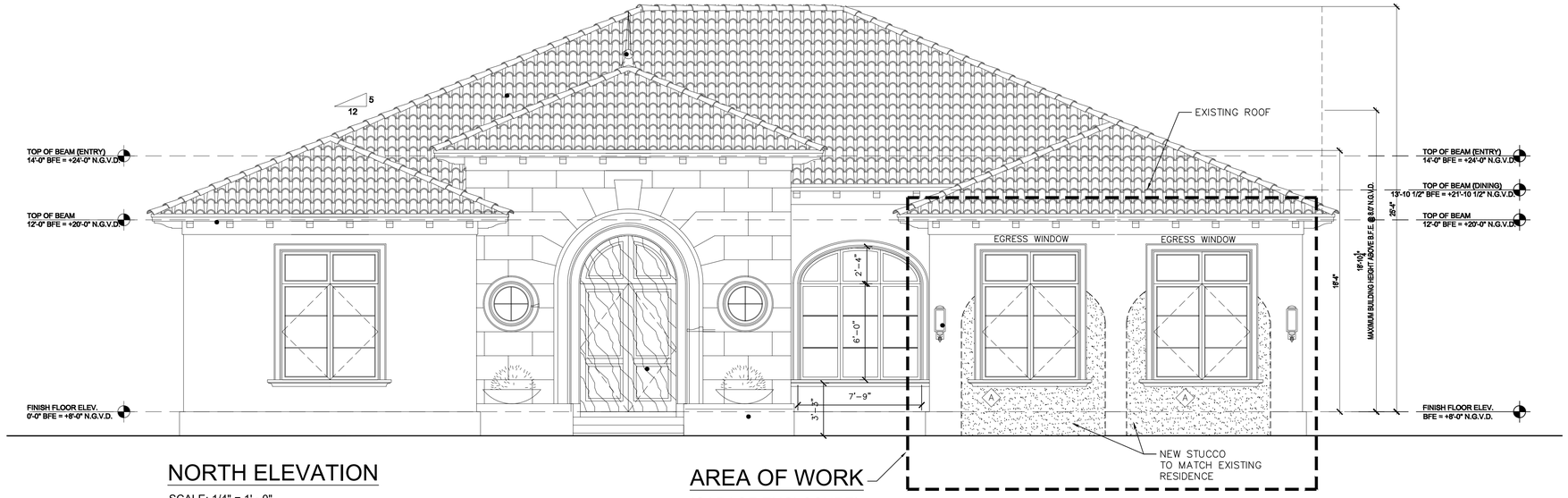
Project # 1175
1360 98TH ST,
BAY HARBOR ISLANDS,
FL 33154

Sheet Title:
PROPOSED FLOOR PLAN SCHEDULE/NOTES

Revisions Date

Sheet Number :
A-1

Scale: As Shown
Drawing : RDS
Date: 07/6/2020

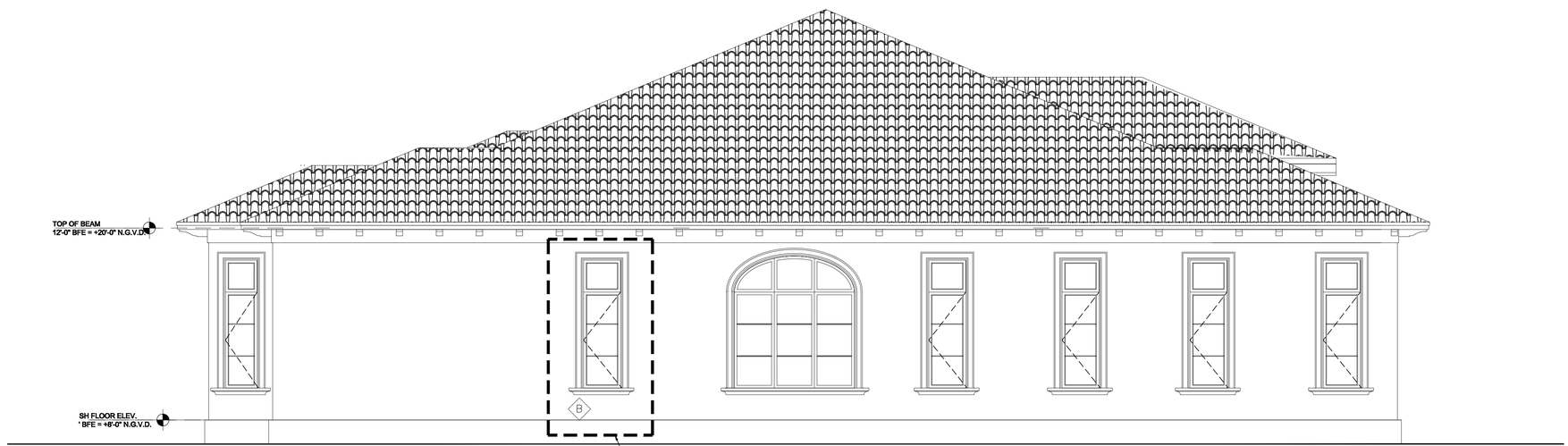


NORTH ELEVATION

SCALE: 1/4" = 1' - 0"

AREA OF WORK

(GARAGE ENCLOSURE)



AREA OF WORK

(GARAGE ENCLOSURE)

EAST ELEVATION

SCALE: 1/4" = 1' - 0"

	PLAN LEGEND:
GENERAL INFORMATION: ROOF INSULATION: R-30 INSULATION CMU EXTERIOR WALLS INSULATION: R-5 AND ½" GYPSUM BOARD FINISH	AREA OF WORK
	DENOTES EXISTING
	DENOTES NEW ENCLOSURE

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Renovation:

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Project # 1175

1360 98TH ST,
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Sheet Title:

ELEVATIONS

Revisions	Date

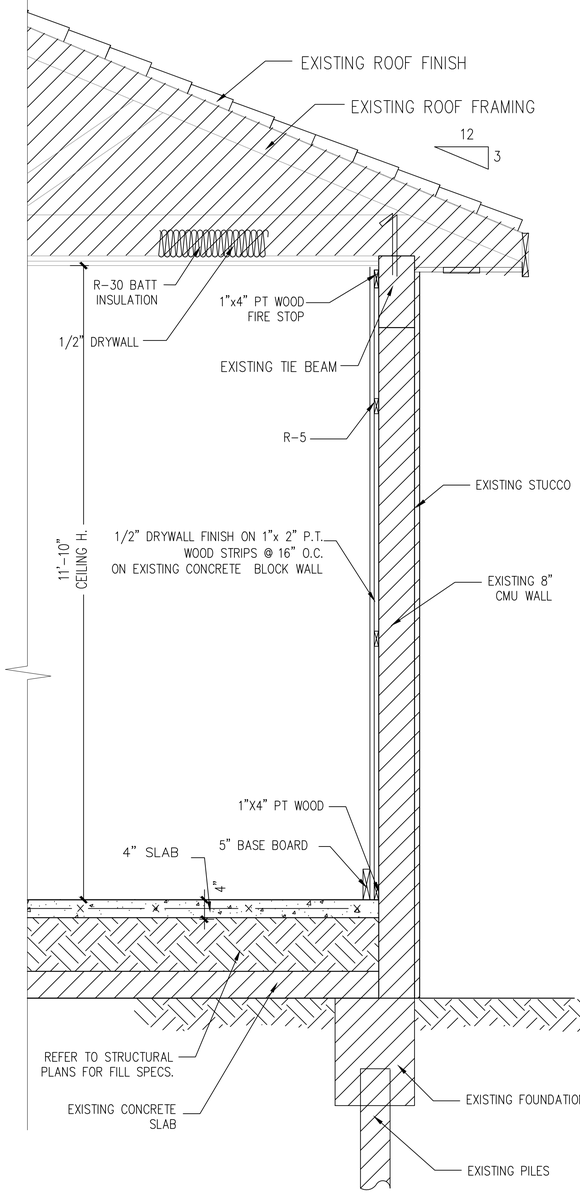
Sheet Number :

A-2

Scale: As Shown

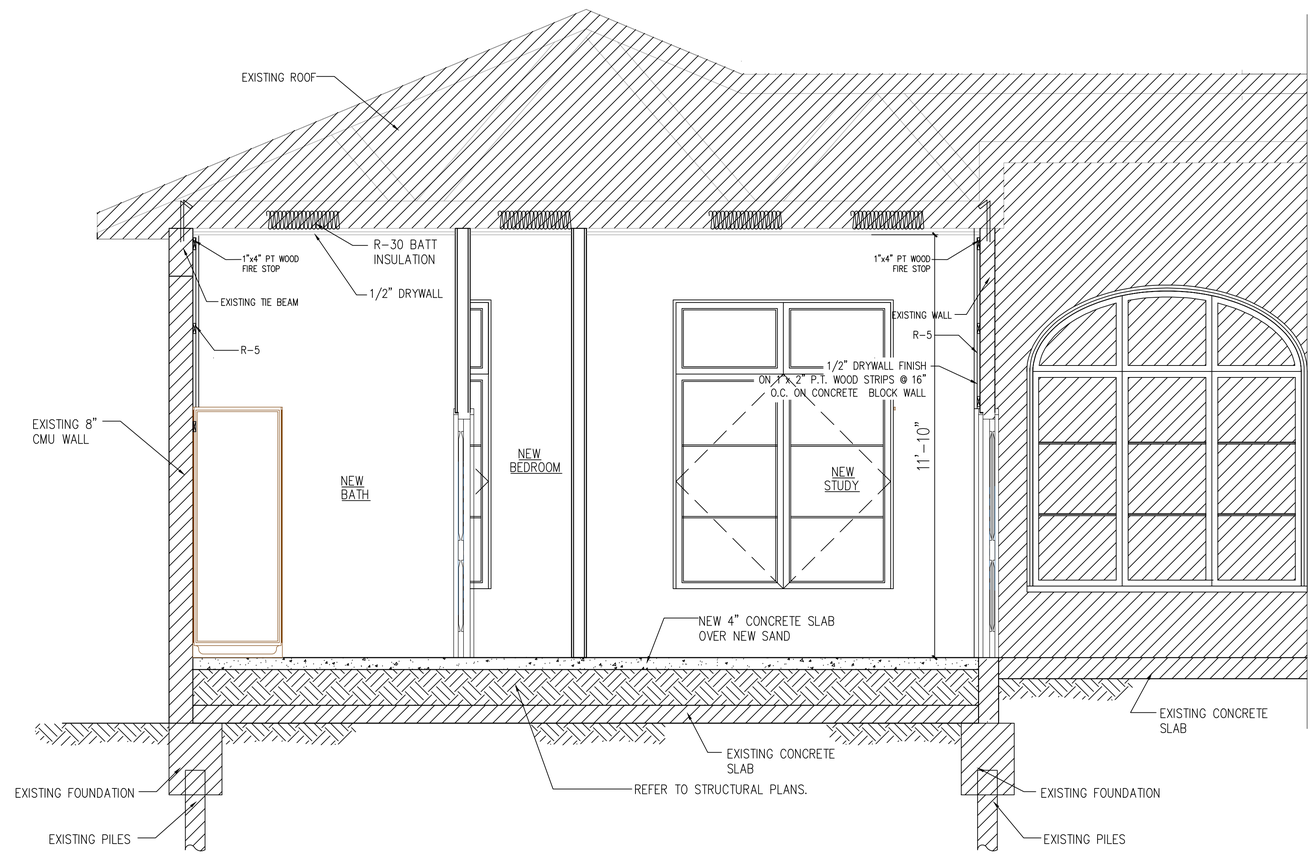
Drawing : RDS

Date: 07/6/2020



TYP WALL SECTION

SCALE: 3/4" = 1' - 0"



A / A-3 **SECTION**

SCALE: 1/2" = 1' - 0"

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Sheet Title:
SECTION

Revisions	Date

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Date: 07/6/2020

RESIDENCE
1360 98TH ST,
BAY HARBOR ISLANDS, FL 33154

AREA OF WORK

LOCATION PLAN
N.T.S.

INDEX

COVER SHEET

C-1 COVER / SITE PLAN
C-2 OPEN SPACE DIAGRAM
D-1 EXISTING/DEMO FLOOR PLAN
EX-1 EXISTING ELEVATIONS
A-1 PROPOSED FLOOR PLAN
SCHEDULES/NOTES
A-2 ELEVATIONS
A-3 SECTIONS

NOTE:

THESE RECORD DOCUMENTS REFLECT FIELD CONDITIONS, CONSTRUCTIONS, AND INSTALLATIONS DONE BY CERTIFIED/LICENSED CONTRACTORS, THESE PLANS ARE PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER OF RECORD HAS VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ONLY AS MEETING THE DESIGN INTENT AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OR OMISSIONS AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS OR INSTALLATIONS NOT CODE COMPLIANT.

NOTE:

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK AND/OR ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT INSTALLATION: THESE DRAWINGS MAY OR AMY NOT INCLUDE ALL THE DETAILS, EQUIPMENT, AND ACCESSORIES TO ACCOMPLISH THIS. THE CONTRACTOR SHALL REVIEW THEM IN CONJUNCTION WITH ALL THE OTHERS TRADES/DISCIPLINES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN FORM OF RFI PRIOR TO BIDDING AND CONSTRUCTION.

GENERAL NOTES:

- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

DESIGN CRETERIA:

OCCUPANCY GROUP: R-3 (RESIDENTIAL SINGLE FAMILY)
OCCUPANCY LOAD: 3,724 S.F. / 200 GROSS = 19 PEOPLE
TYPE OF CONSTRUCTION: III B

ALTERATION LEVEL II
(EXISTING GARAGE TO BE ENCLOSURE).

- ALTERATION INCLUDE RE-CONFIGURATION OF EXISTING SPACE (GARAGE TO BE CONVERTED INTO NEW BEDROOM, CLOSET, STUDIO AND BATHROOM)
- ADDITION OF NEW WINDOWS, PARTIAL CMU WALLS, CU AND AHU.

SCOPE OF WORK

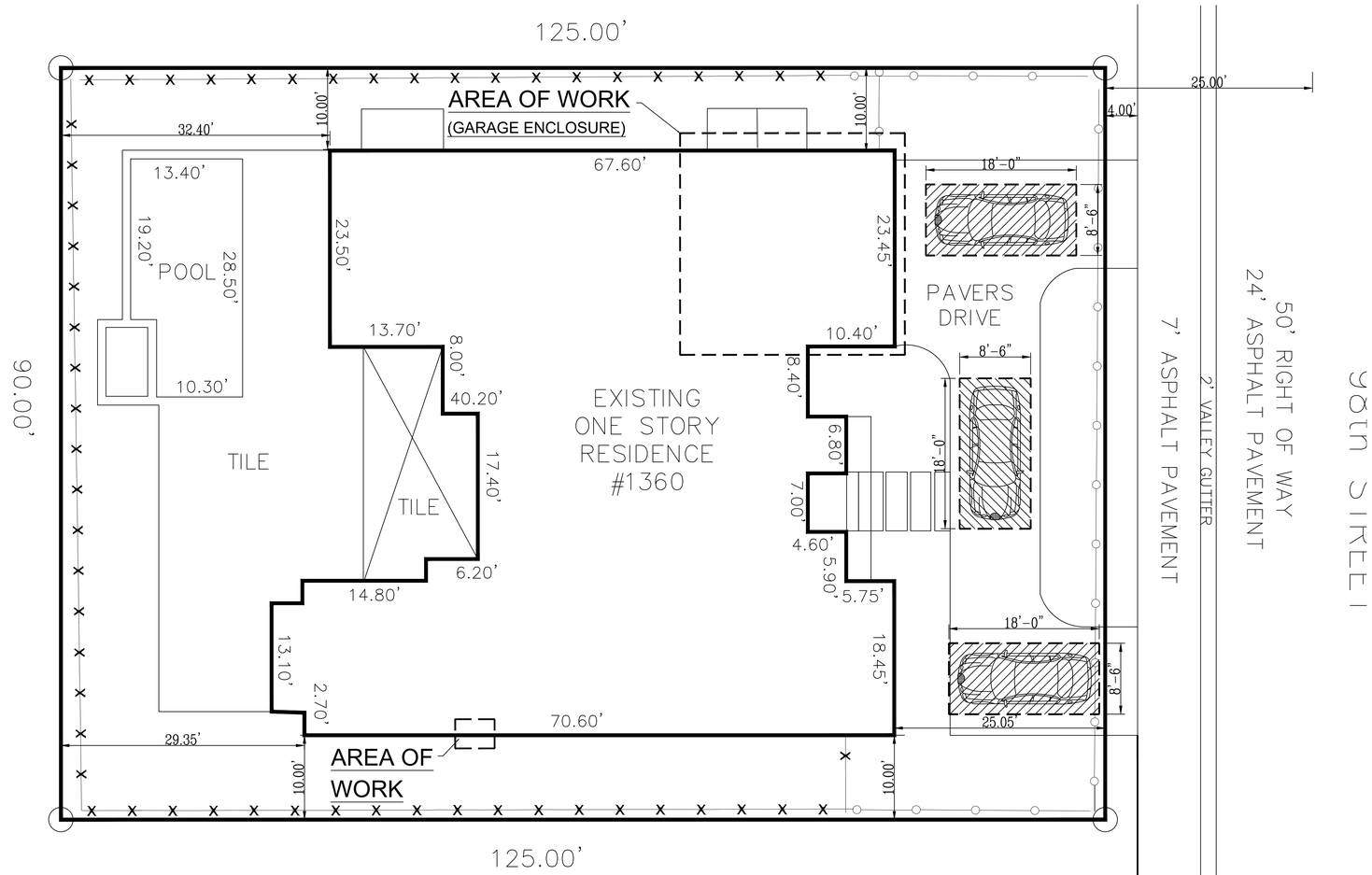
- GARAGE ENCLOSURE:
  - NEW BEDROOM.
  - NEW BATHROOM.
  - NEW CLOSET.
  - NEW STUDY.
- PROVIDE A NEW WINDOW IN THE MASTER CLOSET AS PER PLANS.

ELECTRICAL:
- EXISTING ELECTRICAL METER, DISCONNECT AND ELECTRICAL PANELS TO REMAIN DO NOT DISTURB.
- PROVIDE NEW LIGHT FIXTURES AND RECEPTACLES FOR AREA OF WORK TO BE CONNECTED TO EXISTING PANELS.
- PROVIDE NEW SMOKE DETECTORS AS PER PLANS.
- NEW ELECTRICAL WORK AS PER NEC 2014 AND FBC 2017.

MECHANICAL:
- NEW AHU'S, CU'S, AND GRILLS AS REQUIRED FOR NEW SPACES.
- PROVIDE EXHAUST FAN IN NEW BATH ROOM

PLUMBING:
- PLUMBING FOR NEW BATHROOM AS REQUIRED.
- WATER HEATERS ARE EXISTING TO REMAIN..

APPLICABLE CODES:



SITE PLAN
SCALE: 1/8" = 1'-0"

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Location Sketch:

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FL 33154

Sheet Title:
COVER SHEET

Revisions	Date

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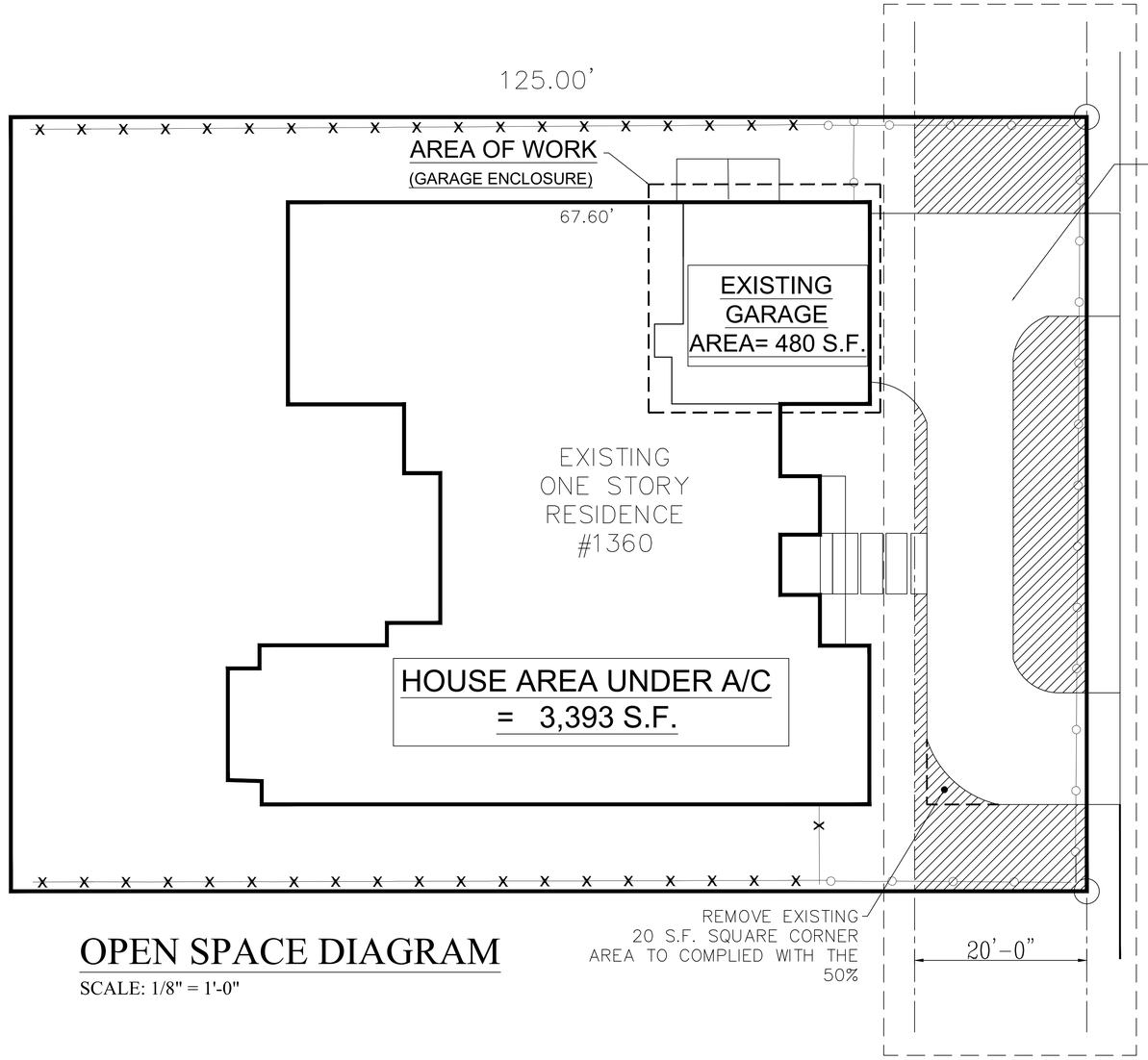
Scale: As Shown
Drawing : RDS
Date: 07/6/2020



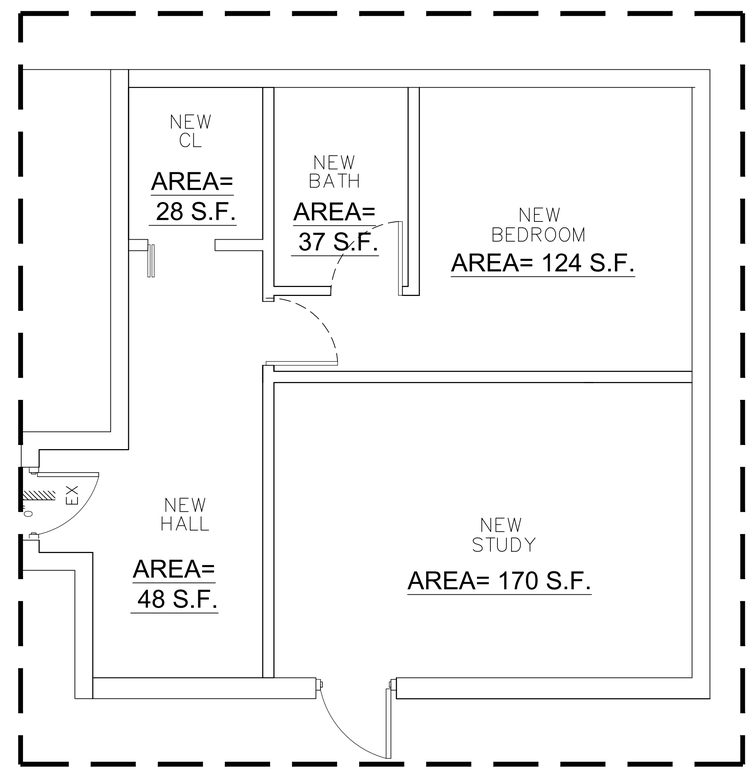
OPEN SPACE DIAGRAM

SCALE: 1/8" = 1'-0"

TOTAL AREA
= 1,800 S.F.

LEGEND	
IMPERVIOUS	
PERVIOUS AREA	

IMPERVIOUS 900 S.F.	
PERVIOUS 900 S.F. = 50%	50% MIN.



PROPOSED PLAN

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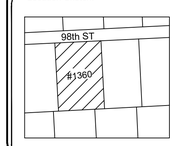

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Sheet Title:
OPEN SPACE DIAGRAM

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C-2

Scale: As Shown
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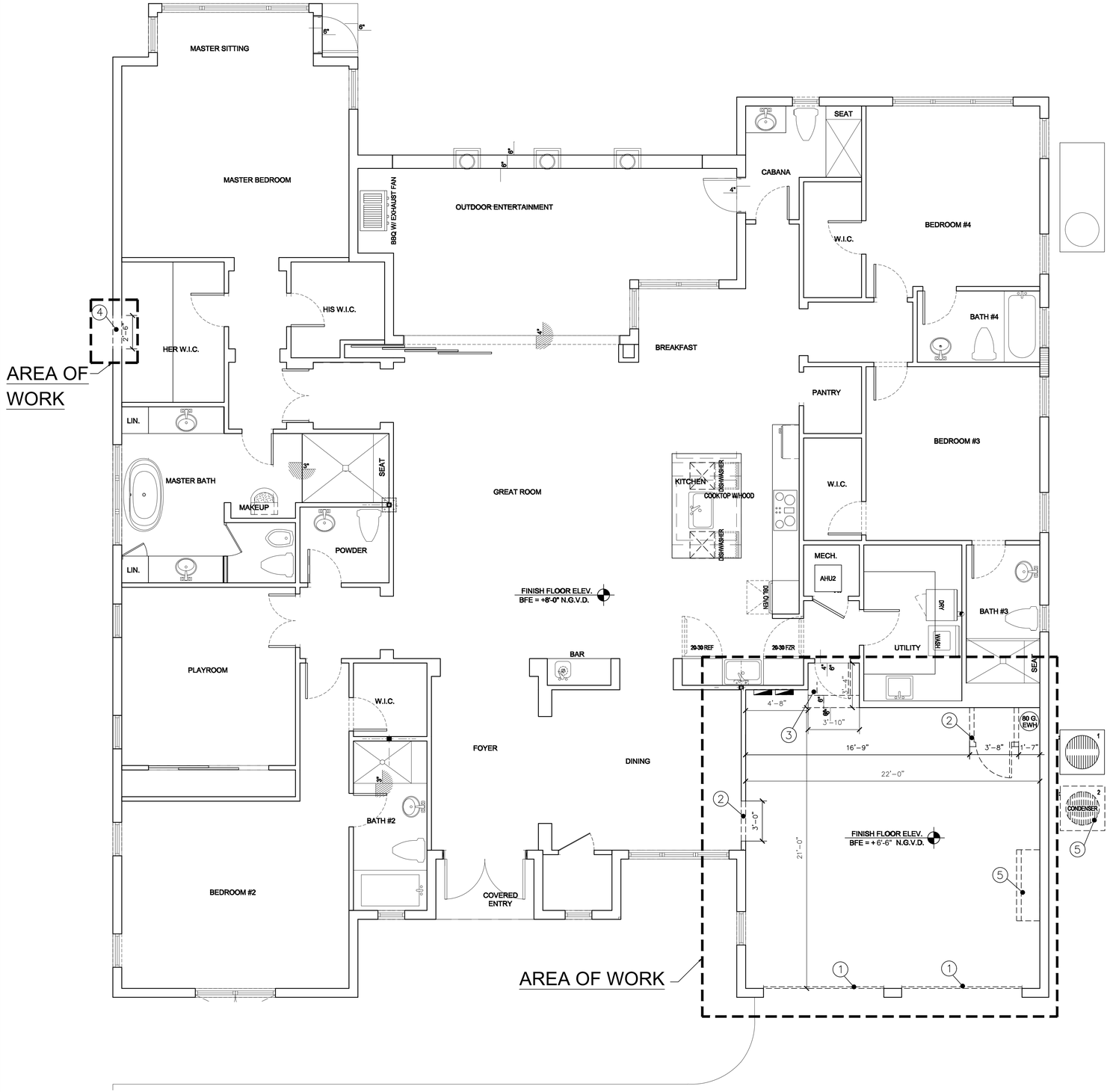

EXISTING / DEMO FLOOR PLAN

SCALE: 1/4" = 1' - 0"

DEMOLITION NOTES:

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND/OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.

THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.
THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.
THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE. TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.

ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.

RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIOS PER N.E.C.

ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.

ALL FIRE PROTECTION DEVICES SUCH AS HORN STROBES, PULL STATIONS, SMOKE DETECTORS FIRE EXTINGUISHERS, HOSE CABINETS ETC. SHALL BE SALVAGED, LABELED AND STORED FOR RE-USE. FIRE ALARM SYSTEM SHALL BE MAINTAINED IN OPERABLE CONDITION.

CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT,S DRAWINGS.
COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.
CONTRACTOR SHALL PATCH AND REPAIR ALL HOLES IN THE SLAB TO AN AS NEW ACCEPTABLE FINISH TO ALLOW FOR A PROPER INSTALLATION OF FLOORING.
CONTRACTOR SHALL PATCH AND REPAIR ALL CURTAIN WALL MULLIONS AFTER REMOVAL OF EXISTING FRAMING.
SEE ELECTRICAL, MECHANICAL & HVAC PLANS FOR FURTHER DEMOLITION NOTES.

PREPARE THE EXISTING CONCRETE SLABS AS REQUIRED TO BE EVEN ELEVATION THROUGHOUT, SMOOTH, CONTINUOUS LEVEL & READY TO ACCEPT NEW FINISHED. THIS INCLUDES "FLOATING" AN UNACCEPTABLE EXISTING SLAB AS REQUIRED, OR FILLING A SLAB AT HOLES OR IMPERFECTIONS LEFT BECAUSE OF THE DEMOLITION OF WALLS. THE EXISTING AND NEW SLABS BE AT THE SAME CONTINUOUS ELEVATION.
THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.

THE CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR REUSE. VERIFY ALL SWINGS WITH FLOOR PLANS FOR POSSIBLE REUSE OF EXISTING DOORS AND FRAMES TO REMAIN.
POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
COORDINATE WITH LANDLORD PRIOR TO ANY WORK ON BUILDING SHELL AND ROOF SYSTEM.

REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.

DEMOLITION LEGEND:

	DENOTES EXISTING WALL TO REMAIN:
	DENOTES EXISTING DOOR TO BE REMOVED.
	EXISTING PARTITION WALL TO BE REMOVED.

1. EXISTING GARAGE DOOR TO BE REMOVED.
2. EXISTING INTERIOR WALLS TO BE REMOVED.
3. EXISTING STEPS TO BE REMOVED.
4. EXISTING PARTIAL EXTERIOR CMU WALL TO BE REMOVED TO INSTALL A NEW WINDOW..
5. EXISTING MINI SPRIT TO BE REMOVED

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Location Sketch:

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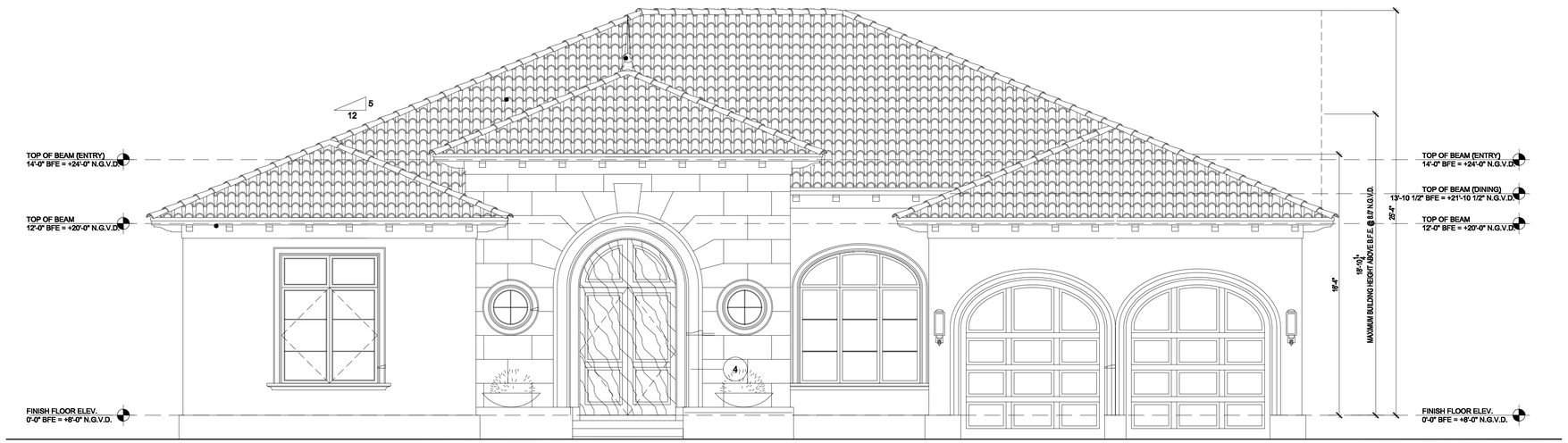
Sheet Title:
EXISTING/DEMO FLOOR PLAN

Revisions	Date

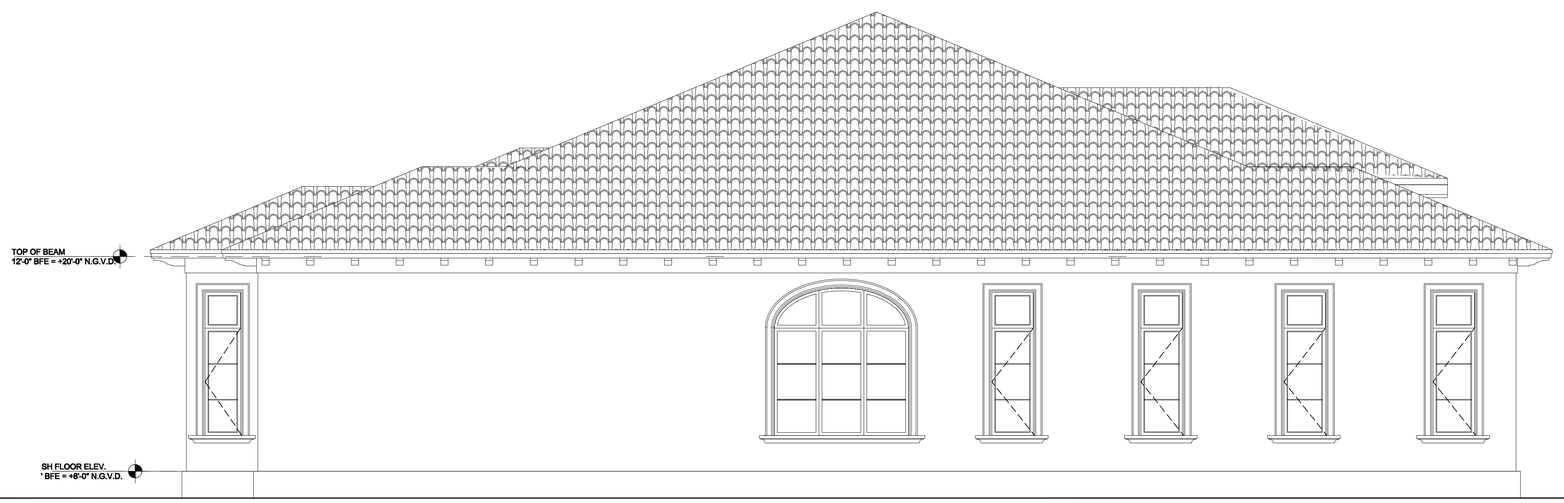
Sheet Number :
D-1

Scale: As Shown
Drawing : RDS
Date: 07/6/2020



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



EXISTING EAST ELEVATION

SCALE: 1/4" = 1' - 0"

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RESIDENCE

Project # 1175
1360 98TH ST,
BAY HARBOR ISLANDS,
FL 33154

Sheet Title:
EXISTING ELEVATIONS

Revisions	Date

Sheet Number :
EX-1

Scale: As Shown
Drawing : RDS
Date: 07/6/2020

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP MJM
MMPA - Consultant Town Planner

Date: September 25th, 2020

Subject: Existing Single-Family Residence
Garage Deletion / Conversion to Habitable Area
1360 98th Street
Bay Harbor Islands Acct. No.: MB2020-XX
MMPA Acct. No.: 01-0702-1022-1

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 08/31/2020) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the deletion of an existing two (2) car garage and conversion into habitable area (bedroom / study / other) to an existing single-family house located at 1360 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1360 98th Street
Legal Description: Lot 5 of Block 35, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project contractor Meir Fellig (Century Builders & Restoration, Inc.,) as agent for the property owners, Yaakov & Miriam Pollak, has submitted an application to delete an existing two (2) car garage and convert the area into A/C habitable area (bedroom / study / other) at an existing single-family residence on a non-waterfront lot located at1360 98th Street. On 10/20/15 the PZB

approved a Site Development Plan for an expansion & renovations to this older home (originally built in 1947). A Certificate of Occupancy was issued by the Town to the former owners in November 2017. According to the MDPA website the existing one-story home has approximately 3,724 square feet of under A/C living space with a 480 square foot two-car garage (total 4,242 sq. ft.). The existing garage is proposed to be converted into habitable area (new bedroom / study / bathroom / closet / hallways). No additional square footage will be added to the existing house – just the conversion of the existing 2-car garage into habitable area.

The Town's Zoning Code requires each single-family home to provide a minimum of 2 parking spaces; however, the Code does not require owners to provide an internalized garage – required parking can occur outdoors. Over time some older homes being renovated converted their internal parking garages / carports into habitable areas. This caused owners to pave much of their front yards to provide adequate parking, which has resulted in negative appearance (loss of green open space / too much hardscape pavement). As a result of this the Town modified its Zoning Code in 2018 to require single-family homes to provide at least 50% of the front yard area in landscaped open space. The existing as-built driveway in the front yard exceeds the 50% criteria so a minor reduction is necessary to meet the criteria. As the home will lose 2 internal parking spaces all of the parking will now occur outdoors. An illustration was provided showing that at least three (3) parking spaces could be parked in the modified driveway while still meeting the 50% criteria.

PROJECT HISTORY

The applicant submitted an initial set and a revised set of plans were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant and the current revised plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description (single platted lot).

SUMMARY / SITE PLAN COMMENTS

The current site plan illustrations and architectural plans submitted for the deletion of an existing internal parking garage and conversion of that space into A/C habitable area at an existing single-family house at 1360 98th Street now meets or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the plans prepared by Hernandez Structural Design, Inc., dated 8/31/20 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.