



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-8-09-2009152 Beck
Property Address: 1079 NE 96th Street, Miami Shores FL

**Property Owner/
Applicant:** Kenneth Beck
Address: 1079 NE 96th Street, Miami Shores FL

Agent: Javier Martinez and Chuck Weidner
Address: 17038 W. Dixie Highway, N Miami Beach FL 33160

Whereas, the applicant Kenneth Beck (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Special Approvals, Sections 600 & 523: Site Plan Approval, Garage conversion.

Whereas, a public hearing was held on September 24, 2009 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

1. The application was made in a manner consistent with the requirements of the Land Development Code of Miami Shores Village.
2. The conditions on the property and the representations made at the hearing merit consideration and are consistent with the requirements of the Land Development Code.

The Board requires that all further development of the property shall be performed in a manner consistent with the site plan, drawings, and the conditions agreed upon at the hearing:

- 1) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit.
- 2) Applicant to obtain all required building permits for work undertaken and before beginning new work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.

- 4) 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.
- 5) 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.

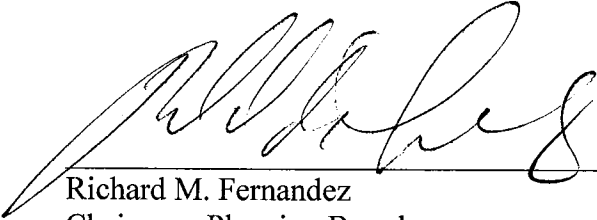
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 24th day of September, 2009 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>X</u>
Mr. Powell	<u>Absent</u>
Mr. Reese	<u>Absent</u>
Mr. Madsen	<u>X</u>
Chairman Fernandez	<u>X</u>

9/29/09

 Date



 Richard M. Fernandez
 Chairman, Planning Board