



# Miami Shores Village

10050 N.E. SECOND AVE.  
MIAMI SHORES, FLORIDA 33138-2382  
Telephone: (305) 795-2207  
Fax: (305) 756-8972

DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-3-14-201487  
**Property Address:** 766 NE 96<sup>th</sup> St.

**Property Owner/Applicant:** Lisa Guinovart and Andrea Colon  
**Address:** 766 NE 96<sup>th</sup> Street, Miami Shores, 33138

**Agent:** Julian Saba  
**Address:** 734 Michigan Avenue #2,  
Miami Beach, FL. 33139

Whereas, the applicant Lisa Guinovart and Andrea Colon (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Special site plan review and approval. Garage conversion, Addition, 1-story, master bedroom and bathroom and covered terrace.

Whereas, a public hearing was held on April 24, 2014 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:

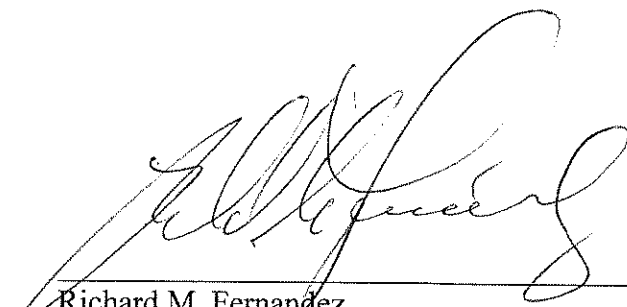
- 1) Approval is granted as shown on the plans submitted and made a part of this approval to convert a garage and construct a 220 sq. ft. office.

- 2) Approval is granted as shown on the plans submitted and made a part of this approval to construct a 60 sq. ft. laundry room, 279 sq. ft. kitchen, 500 sq. ft. bedroom and master bath and 260 sq. ft. flat roof over a patio.
- 3) Applicant to obtain approval from the Miami Shores Public Works and comply with the Miami-Dade Tree Ordinance before removing any swale tree.
- 4) The new driveway to be set not less than 5 ft. from the front of the residence.
- 5) Applicant to obtain all required building permits before beginning work.
- 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.

The application with conditions was passed and adopted this 24<sup>th</sup> day of April, 2014 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>YES</u>
Mr. Busta	<u>ABSENT</u>
Mr. Reese	<u>YES</u>
Mr. Zelkowitz	<u>YES</u>
Chairman Fernandez	<u>YES</u>

Apr 9, 2014  
Date

  
Richard M. Fernandez  
Chairman, Planning Board