



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-3-14-201488
Property Address: 575 NE 105th Street

Property Owner/Applicant: Omar Villanueva
Address: 575 NE 105th St, Miami Shores, FL. 33138

Agent: Mark Campbell
Address: 373 NE 92nd Street, Miami Shores, FL 33138

Whereas, the applicant Omar Villanueva (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 and Sec. 600. Site plan review and approval required. Garage conversion attached garage.

Whereas, a public hearing was held on May 22, 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 375 sq. ft. master bedroom and bath and 120 sq. ft. laundry room
- 2) Applicant to obtain all required building permits before beginning work.

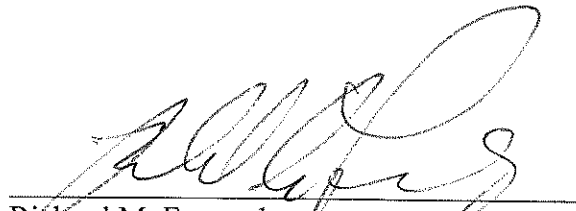
- 3) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) 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.
- 6) 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 22nd day of May, 2014 by the Planning and Zoning Board as follows:

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

5/29/2014

 Date



 Richard M. Fernandez
 Chairman, Planning Board