



# 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-5-14-201496  
Property Address: 912 NE 95th Street, Miami Shores, FL 33138  
Owner/Applicant: Barclay Graebner  
Address: 912 NE 95th Street

Whereas, the applicant Barclay Graebner (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 Schedule of Regulations and Sec. 600. Site plan review and approval required. Garage conversion attached garage.

Whereas, a public hearing was held on July 24, 2014 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

1. The proposed improvements comply with the Code of Ordinances of Miami Shores Village and are harmonious with the community subject to the conditions of approval.
2. The decision of the Planning and Zoning Board is based on the evidence submitted and representations made, and in the official record of the hearing.

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 car port to a 738 sq. ft. kitchen.
- 2) Applicant to create a parking area for 2 vehicles as shown on the plans submitted and made a part of this approval.
- 3) Applicant to obtain all required building permits for work already begun or completed.
- 4) Applicant to obtain all required building permits before beginning work.

- 4) Applicant to obtain all required building permits before beginning work.
- 5) 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.
- 6) Applicant to meet all applicable code provisions at the time of permitting.
- 7) 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.
- 8) 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.

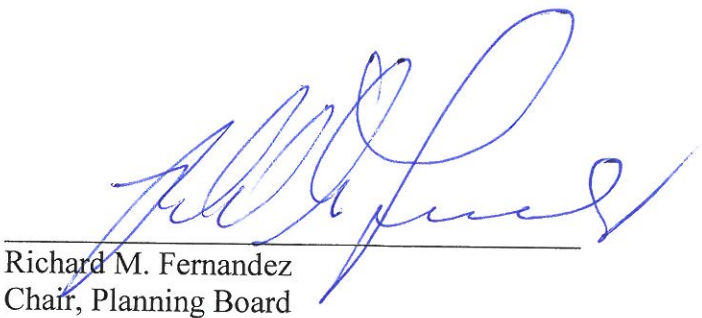
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 24th day of July, 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>

Date

8/5/2014

  
 Richard M. Fernandez  
 Chair, Planning Board