



# 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-6-14-2014108  
Property Address: 518 NE 106th Street

Property Owner/Applicant: John Wallace  
Address: 518 NE 106th Street, Miami Shores, FL 33138-2046

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

Whereas, the applicant John Wallace (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. One-story addition. Garage conversion.

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 construct a 678 sq. ft. one-story addition and to convert a garage to a laundry and storage room.

- 2) A 5 ft. landscape strip is not required between the garage and the driveway.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.
- 7) 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 July, 2014 by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Yes
Mr. Reese	Yes
Mr. Zelkowitz	Yes
Chairman Fernandez	Yes

8/5/2014  
 \_\_\_\_\_  
 Date

  
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 Richard M. Fernandez  
 Chairman, Planning Board