



# 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-03-15-2015184  
**Property Address:** 464 NE 92<sup>nd</sup> Street

**Property Owner/Applicant:** Andrea Tovar  
**Address:** 464 NE 92<sup>nd</sup> Street, Miami Shores, FL 33138

**Agent:** Rolle Joseph  
**Address:** 18732 NW 23<sup>rd</sup> Court, Miami Gardens, FL 33056

Whereas, the applicant Andrea Tovar (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. First story addition. Garage Conversion

Whereas, a public hearing was held on April 16, 2015 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 to a laundry and storage, to construct a 24 sq. ft. bathroom addition at the front of the residence and a 288 sq. ft. master bedroom suite at the rear of the residence.

- 2) A corrected site plan to be provided to the planning director and corrected site plan to be provided to building official with building permit application.
- 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 comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the AE9 special flood hazard area as applicable.
- 6) The proposal may be subject to the requirements of FEMA, the NFIP and the Florida Building Code for substantial improvement in a Special Flood Hazard Area.
- 7) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not vary the approved landscape plan without planning board approval except the planning director may approve modifications administratively where modification to the landscape plan is necessary to comply with Division 17.
- 8) The applicant shall provide an architect or engineer's drainage plan and report to certify to the building official that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities prior to the issuance of a building permit by the Building Official.
- 9) The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 10) All drainage improvements must be installed before final inspection by the Building Official.
- 11) The applicant shall maintain the onsite drainage system and shall repair as necessary.
- 12) The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 13) 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

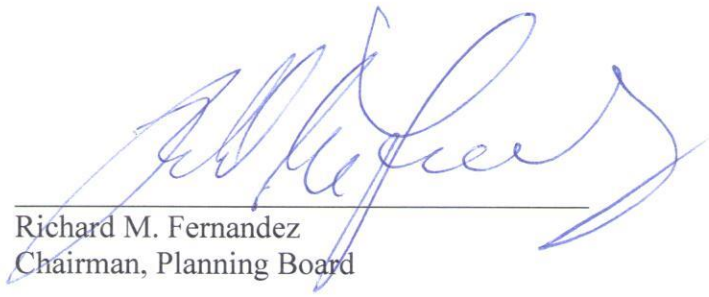
director with a copy of the recorded document prior to the final inspection by the Building Official.

- 14) Applicant to meet all applicable code provisions at the time of permitting.
- 15) 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 16<sup>th</sup> day of April, 2014 by the Planning and Zoning Board as follows:

Mr. Abramitis	<b>Yes</b>
Mr. Busta	<b>Yes</b>
Mr. Reese	<b>Absent</b>
Mr. Zelkowitz	<b>Absent</b>
Chairman Fernandez	<b>Yes</b>

Date 4/28/2015

  
Richard M. Fernandez  
Chairman, Planning Board