



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-03-16-201634
Property Address: 710 NE 93rd Street

Property Owner/Applicant: Paul Calli
Address: 710 NE 93rd Street, Miami Shores, FL

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

Whereas, the applicant Paul Calli (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.

Whereas, a public hearing was held on **April 28, 2016** 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) Planning and zoning board zoning approval is granted as shown on the plans submitted and made a part of this approval to convert a 400 sf attached garage to a bedroom, bathroom and family room.
- 2) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.

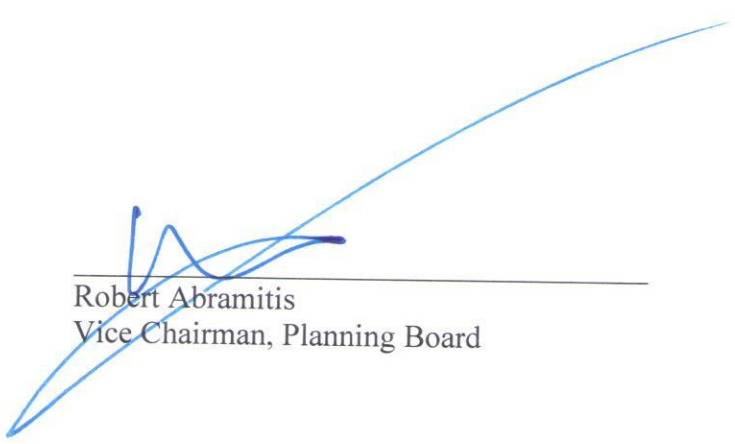
- 3) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 4) The applicant to maintain 2 legal parking spaces on the plot as shown on the plan.
- 5) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as required by the building official. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 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 28th day of April, 2016 by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Yes
Mr. Reese	Yes
Mr. Diaz	Yes
Chairman Fernandez	Absent

5/10/16

 Date



 Robert Abramitis
 Vice Chairman, Planning Board