



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-04-16-201640
Property Address: 175 NW 109th St

Property Owner/Applicant: JCAS Fund Corp
Address: 12904 SW 116 Court, Miami, FL 33176

Agent: Eric Certcin
Address: 9835 SW 144 Street, Miami, FL 33176

Whereas, the applicant JCAS Fund Corp (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 **May 26, 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) Approval is granted as shown on the plans submitted and made a part of this approval to convert an existing 260 sf attached carport at the rear of the residence to a kitchen.
- 2) The applicant to maintain 2 legal parking spaces on the plot.
- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.

- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 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 **26th** day of **May**, 2016 by the Planning and Zoning Board as follows:

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

5/10/2016
Date


Richard M. Fernandez
Chairman, Planning Board