DEVELOPMENT ORDER

File Number: PZ-12-09-2009167
Property Address: 561-563 112th Street

Owner/Applicant: Joseph & Marie Milien
Address: 561 NW 112th Street, Miami Shores FL 33168-3317

Whereas, the applicant Joseph & Marie Milien (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Special Approvals. Sections 600 & 523: Miami-Dade Zoning Code applies:
Site Plan Approval. Garage conversion and interior remodeling of second residence on property.

Whereas, a public hearing was held on January 28, 2010 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) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit.
2) Applicant to obtain all required building permits before beginning work.
3) Applicant to obtain building permits for all work carried out before a building permit was secured and bring that work into compliance with applicable codes.
4) Applicant to meet all applicable code provisions at the time of permitting.
5) Applicant to complete a covenant in the form of a “Declaration of Use,” provided by the Planning Director, assuring the property is used only for one single-family residence and one secondary single-family residence, 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.

6) 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 28th day of January, 2010 by the Planning and Zoning Board as follows:

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

Date 2/3/2010

Richard M. Fernandez
Chair, Planning Board