



# Miami Shores Village

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DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-6-11-2011250  
**Property Address:** 180 NW 103<sup>rd</sup> Street

**Owner/Applicant:** Alion Properties LLC C/O Javier Vazquez  
**Address:** 650 Cowpen Rd, #302, Miami Lakes, FL 33014

Whereas, the applicant Alion Properties LLC (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 IV of Appendix A Zoning, Special site plan review and approval for garage conversion to 1 bedroom and 1 bath.

Whereas, a public hearing was held on July 28, 2011 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 to convert a 121 square foot garage to a bedroom and bathroom.
- 2) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit
- 3) Applicant to obtain all required building permits for work previously undertaken without building permits.
- 4) Applicant to obtain all required building permits before beginning work.
- 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.

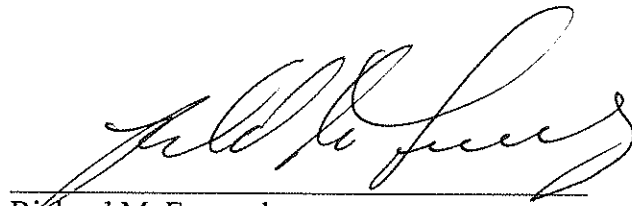
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 28<sup>th</sup> day of July, 2011 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>Yes</u>
Mr. Busta	<u>Absent</u>
Mr. Reese	<u>Yes</u>
Mr. Madsen	<u>Yes</u>
Chairman Fernandez	<u>Yes</u>

8/3/11

Date

  
Richard M. Fernandez  
Chair, Planning Board