



Miami Shores Village

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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-6-11-2011251
Property Address: 137 NE 92nd Street

Property Owner/Applicant: Patricia Lieber
Address: 137 NE 92nd Street, Miami Shores FL 33138

Agent: Wyn Bradley
Address: 8425 Biscayne Blvd # 103, Miami FL 33138

Whereas, the applicant Patricia Lieber (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 a garage conversion to a playroom and a library

Whereas, a public hearing was held on May 26, 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 240 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, if required.
- 3) Applicant to obtain all required building permits for work previously undertaken without building permits.

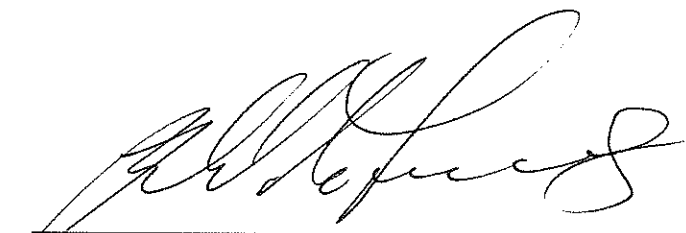
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record 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.

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

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

Date

8/3/11



Richard M. Fernandez
Chairman, Planning Board