



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
Telephone: (305) 795-2207
Fax: (305) 756-8972
DACQUISTOD@MIAMISHORES VILLAGE.COM

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-12-09-2009169
Property Address: 8825 Biscayne Boulevard

Applicant/Tenant: Huy Van
Address: 4608 NW 165th Street, Miami Gardens FL 33054

Property Owner: Biscayne 88 Terr LLC
Address: Biscayne 88 Terr LLC, Attn; Ighal Goldfarb, 1140 Kane Concourse 5th Floor, Bay Harbor Islands FL 33154

Whereas, the applicant Huy Van (Tenant), with the consent of Biscayne 88 Terr LLC (property 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, Section 600 & 523: Site Plan Approval, Sec. 400 Schedule of regulations adopted Change of use, nail salon.

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 Miami-Dade Water and Sewer approval and if applicable DERM or Department of Health approval prior to the issuance of a village building permit.
- 2) Applicant to obtain all required building permits.
- 3) Applicant to comply with all applicable code provisions at the time of permitting.
- 4) 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, 2019 by the Planning and Zoning Board as follows:

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

01/03/2019
Date


Richard M. Fernandez
Chair, Planning Board