



Miami Shores Village

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

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ- PZ-2-10-2010174
Property Address: 8849 Biscayne Boulevard

Applicant/Tenant: Pizzerias, LLC (d/b/a Papa John's) Ricardo Warman CEO
Address: 8619 S. Dixie Highway, Miami FL 33143

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

Agent: Mario A Bolivar
Address: 15566 SW 19th Lane, Miami FL 33185

Whereas, the applicant Pizzerias, LLC (d/b/a Papa John's) Ricardo Warman CEO (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: Section 600: Sec. 523: Article IV Schedule of Regulations: Change of use; Take-out restaurant and Sec. 504. Signs. Wall signs..

Whereas, a public hearing was held on February 25, 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) Signage is limited to the two (2) channel letter wall signs as proposed and two (2) internally lit "open" signs with dimensions not to exceed those proposed in the application.
- 5) 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.

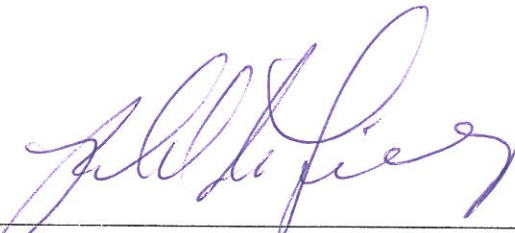
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 25th day of February, 2010 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>

3/1/10

Date



Richard M. Fernandez
Chairman, Planning Board