



# Miami Shores Village

10050 N.E. SECOND AVE.  
MIAMI SHORES, FLORIDA 33138-2382  
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DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## **DEVELOPMENT ORDER**

**File Number:** PZ-6-09-2009138  
**Property Address:** 602 NE 96<sup>th</sup> Street

**Property Owner:** Miami Shores Presbyterian Church  
**Address:** 602 NE 96<sup>th</sup> Street, Miami Shores FL 33138

**Applicant:** Wilda Womer  
**Address:** 602 NE 96<sup>th</sup> Street, Miami Shores FL 33138

**Agent:** Steven Siebert  
**Address:** 18731 Cassandra Point Lane, Boca Raton FL 33496

Whereas, the applicant Wilda Womer, with the consent of Miami Shores Presbyterian Church (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, Sections 600 & 523: Site Plan Approval, Façade improvements.

Whereas, a public hearing was held on September 24, 2009 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) The construction plans for right-of-way improvements to be reviewed by the Director of Public Works who may deny, approve or approve the plans with

conditions and the Director of Public Works to be notified before commencing work.

- 2) The awning shall not project beyond the curb line.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 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.
- 6) The proposed awning is not a part of this approval

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 24<sup>th</sup> day of September, 2009 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>X</u>
Mr. Powell	<u>Absent</u>
Mr. Reese	<u>Absent</u>
Mr. Madsen	<u>X</u>
Chairman Fernandez	<u>X</u>

Date 9/29/09

  
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Richard M. Fernandez  
Chairman, Planning Board