



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-9-09-2009153
Property Address: **Building Address:** 9801 NE 2nd Avenue
Unit Address: 9805 NE 2nd Avenue

Applicant/Tenant: Anna Alvarez
Address: 9805 NE 2nd Avenue, Miami Shores FL 33138

Property Owner: Shapar Realty
Address: 9497 Old Pine Road, Boca Raton FL 33428

Whereas, the applicant Anna Alvarez (Tenant), with the consent of Shapar Realty (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, Sec. 600: Sec. 504. Signs. Wall signs.

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) Applicant to obtain all required building permits.
- 2) Applicant to comply with all applicable code provisions at the time of permitting.
- 3) 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

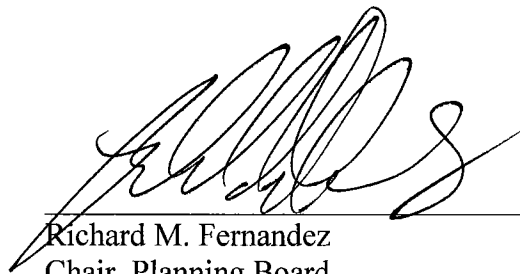
order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.

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

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

Date 9/29/09



Richard M. Fernandez
Chair, Planning Board