

# 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-10-10-2010204

**Property Address:** 9472 NE 2<sup>nd</sup> Avenue

**Applicant/Tenant:** Miami Independent Learners, LLC, C/O Ana Olaya  
**Address:** 1077 N Bayshore Drive, Miami FL 33161

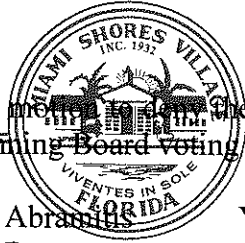
**Owner/Applicant:** MSVC, LLC  
**Address:** 2310 Hollywood Blvd, Hollywood FL 33020

Whereas, the applicant Miami Independent Learners, LLC (Tenant), with the consent of MSVC, 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, Sec. 600: Sec. 523.: Article IV Schedule of Regulations: Change of use; Tutoring.

Whereas, a public hearing was held on November 18, 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 do not merit consideration and are not consistent with the requirements of the Land Development Code.
3. There is insufficient parking provided for the number of staff and students.
4. There is insufficient provision for pick-up and drop-off of students.

Therefore, the request for consideration of the change of use is **denied**.



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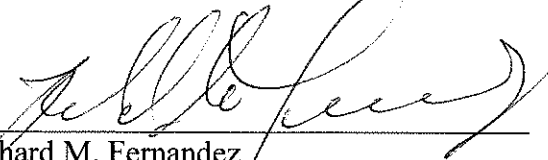
The meeting at which the application was passed this 18<sup>th</sup> day of November 2010 with the Planning Board voting as follows.

Mr. Abrams Yes  
Mr. Busta Yes  
Mr. Reese Yes  
Mr. Madsen Yes  
Chairman Fernandez Yes

DAVID A. DACQUISTOD, NCP  
PLANNING & ZONING DIRECTOR

Date 12/3/16

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Richard M. Fernandez  
Chair, Planning Board