



# Miami Shores Village

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DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-11-10-2010208

**Property Address:** 870 NE 92<sup>nd</sup> Street

**Property Owner/Applicant:** Tina Portner

**Address:** 870 NE 92<sup>nd</sup> Street, Miami Shores FL 33138-2909

**Agent:** Mark Campbell

**Address:** 373 NE 92<sup>nd</sup> St. Miami Shores, FL 33138

Whereas, the applicant Tina Portner (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:

Site Plan Approval, Sec. 523.1 & Sec. 604: Construction, addition, open kitchen/cabana, bathroom and bedroom

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 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 DERM or Department of Health approval for the septic system prior to the issuance of a village building permit
- 2) Applicant to meet all applicable code provisions at the time of permitting.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to provide a French doors that opens to the rear yard.

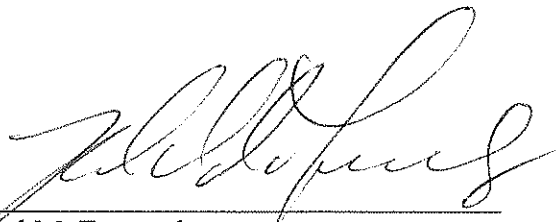
- 5) An oven is not permitted in the outdoor kitchen.
- 6) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 7) 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 18<sup>th</sup> day of November, 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>

12/3/10  
Date

  
Richard M. Fernandez  
Chairman, Planning Board