



Miami Shores Village

10050 N.E. SECOND AVE.
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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-11-10-2010211

Property Address: 565 NE 101st Street

Owner/Applicant: Eduardo Moran

Address: Eduardo Moran, 565 NE 101st Street
Miami Shores FL 33138-2450

Whereas, the applicant Eduardo Moran (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, master bedroom suite and utility room.

Whereas, a public hearing was held on December 9, 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) 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.

- 5) Driveway to be brought into compliance with the zoning code if built without permits.

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 9th day of December, 2010 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>Absent</u>
Mr. Busta	<u>Yes</u>
Mr. Reese	<u>Yes</u>
Mr. Madsen	<u>Yes</u>
Chairman Fernandez	<u>Yes</u>

Date

12/17/10

Richard M. Fernandez
Chair, Planning Board

