



Miami Shores Village

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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-1-11-2011220
Property Address: 9501 NE 2nd Avenue

Property Owner/Applicant: DVS, LLC
Address: 9400 NE 2nd Avenue, Miami Shores FL 33138

Agent: Mark Campbell
Address: 373 NE 92nd Street, Miami Shores FL 33138

Whereas, the applicant DVS, LLC (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, Sec. 523.1 & Sec. 604: Construction, exterior remodeling, change of use mix, and site plan review.

Whereas, a public hearing was held on February 24, 2011 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) Property owner to secure all DERM and/or Department of Health approvals prior to the issuance of village building permits.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.
- 4) Planning Board approval is for the façade improvements only.


- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started within two (2) years 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) Applicant to provide proof of ownership of the property.

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 February, 2011 by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Yes
Mr. Reese	Yes
Mr. Madsen	Yes
Chairman Fernandez	yes

2/28/11
Date



Richard M. Fernandez
Chairman, Planning Board