



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-11-10-2010207

Property Address: 580 NE 106th Street

Property Owner/Applicant: Jaime Sibauste

Address: 580 NE 106th Street, Miami Shores FL 33138

Agent: Julio Sibauste

Address: 12550 Biscayne Blvd., Suite 206, North Miami FL 33181

Whereas, the applicant Jaime Sibauste (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, Second story addition with atrium.

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) 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) House is to be fully air-conditioned except that the garage need not be air-conditioned.

- 5) 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.
- 6) 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.

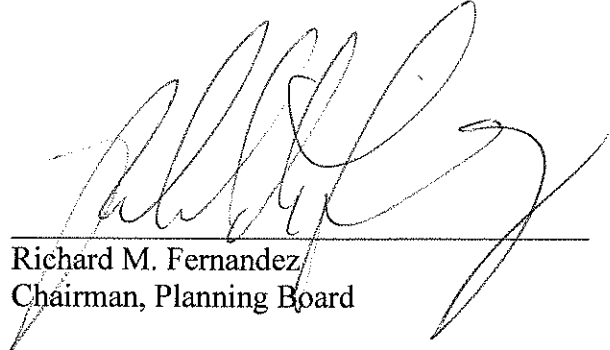
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 24th day of 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

Date

2/28/11


Richard M. Fernandez
Chairman, Planning Board