

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-2-11-2011226
Property Address: 11300 NE 2nd Avenue

Owner/Applicant: Barry University
Address: 11300 NE 2nd Avenue, Miami Shores FL 33161

Whereas, the applicant Barry University (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Master Sign Agreement: Special Approvals, Sec. 600: Sec. 523: Sec. 504. Signs. Master sign agreement..

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 meet all applicable code provisions at the time of permitting.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) The Planning Director may administratively approve lettering on signs that are internal to the plot provided the proposed signs are consistent for the most part with the approved signage.
- 4) The Planning Director may administratively approve sign locations provided the locations are consistent for the most part with the approved signage and further provided that all signs comply with the Triangle of Visibility requirement of the Code of Ordinances of Miami Shores Village.

- 5) This zoning permit will continue with the property until such time as a campus master plan is approved or new master sign agreement is approved.
- 6) Individual signs that are not consistent with the master sign agreement shall require individual review and approval by the Planning Board.

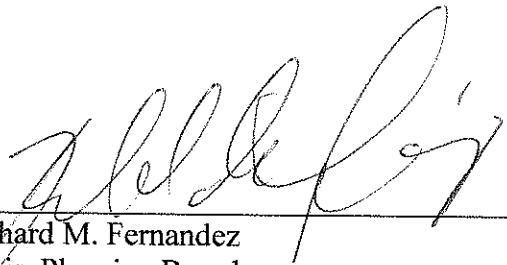
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

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

Date

2/28/11


Richard M. Fernandez
Chair, Planning Board