



Miami Shores Village

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

DEVELOPMENT ORDER

File Number: PZ-9-11-2011263
Property Address: 9713 NE 2 AVE

Property Owner/Applicant: Odamise LLC
Address: 9300 N Bayshore Drive, Miami FL 33168

Agent: Victor Bruce
Address: 370 NE 101st Street, Miami Shores FL 33138

Whereas, the applicant Odamise LLC (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Pursuant to Article VII of Appendix A Zoning, Errors and Variances; Variance to reduce parking requirement for medical office. And, Pursuant to Articles IV, V and VI of Appendix A Zoning, Special Site plan review & approval change of use; Physician's office.

Whereas, a public hearing was held on October 13, 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) Approval is to expand a physician's office by 1,442 sq ft to 2,887 square feet.
- 2) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit.
- 3) Applicant to obtain all required building permits before beginning work.

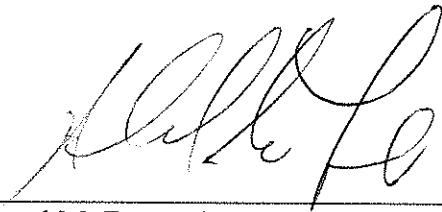
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.
- 6) Approval is conditional upon the applicant securing two (2) parking spaces through lease or other method acceptable to the Planning Director.

The application with conditions was passed and adopted this 13th day of October, 2011 by the Planning and Zoning Board as follows:

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

11/6/11

Date



Richard M. Fernandez
Chairman, Planning Board