



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-3-12-201210
Property Address: 10255 Biscayne Boulevard

Property Owner/Applicant: Franz Rivera
Address: 10255 Biscayne Blvd., Miami Shores, FL. 33138

Agent: Victor J. Bruce
Address: 370 NE 101 St., Miami, FL 33138

Whereas, the applicant Franz Rivera (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Special site plan review and approval. Exterior Remodeling.

Whereas, a public hearing was held on April 26, 2012 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:

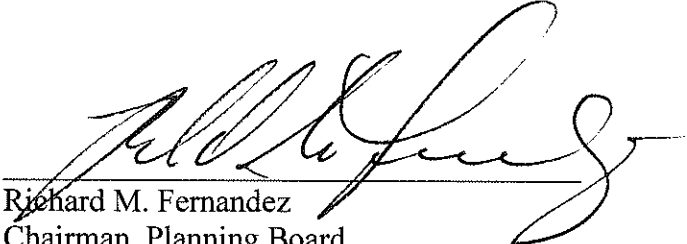
- 1) Approval is granted for exterior remodeling and to convert a 120 square foot storage area to a study.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to meet all applicable code provisions at the time of permitting.
- 4) This zoning permit will lapse 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.

The application with conditions was passed and adopted this 26th day of April, 2012 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>

5/2/2012
Date


Richard M. Fernandez
Chairman, Planning Board