



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-6-12-201220
Property Address: 1550 NE 103rd Street

Property Owner/Applicant: Mark LLerena
Address: 1550 NE 103rd Street, Miami Shores, FL. 33138

Agent: James McKenzie
Address: 1321 N 31st Road, Hollywood, FL 33021

Whereas, the applicant Mark Llerena (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. Dock and boat lift.

Whereas, a public hearing was held on June 28, 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 a 46 foot long L shaped dock, boat lift and seawall repair.
- 2) Applicant to secure final PERA and Corps of Engineers approval before a building permit will be issued.
- 3) Applicant to obtain a building permit before commencing work.
- 4) Applicant to meet all applicable code provisions at the time of permitting.

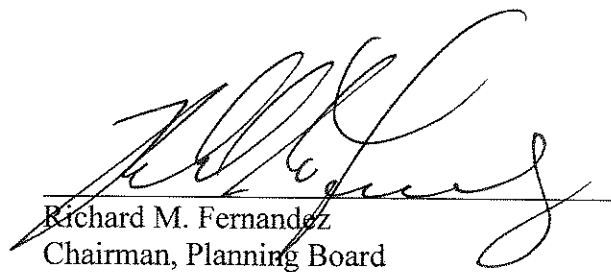
5) Applicant to add not less than six (6) reflectors, two (2) on each side of the dock in the middle, two (2) at the end of the dock at the farthest extension into the bay and two (2) on the outer boat lift guide posts.

6) Applicant to add not less than two (2) lights at the end of the dock at the farthest extension into the bay.

The application with conditions was passed and adopted this 28th day of June, 2012 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>ABSENT</u>
Mr. Busta	<u>YES</u>
Mr. Reese	<u>YES</u>
Mr. Madsen	<u>YES</u>
Chairman Fernandez	<u>YES</u>

July 6, 2012
Date


Richard M. Fernandez
Chairman, Planning Board