



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
Telephone: (305) 795-2207
Fax: (305) 756-8972

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-10-12-201237
Property Address: 9301 North Bay Shore Drive

Property Owner George Jacobson
Address: 9301 North Bay Shore Drive 33138

Applicant Guy Kurlandski,
Address: 15811 Collins Avenue, #2701, Sunny Isle, FL

Agent: Mark Campbell
Address: 373 NE 92nd St., Miami Shores, FL 33138

Whereas, the applicant Guy Kurlandski with the consent of George Jacobson (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. First floor expansion, second story addition, cabana, metal roof and fence in front yard.

Whereas, a public hearing was held on November 8, 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:

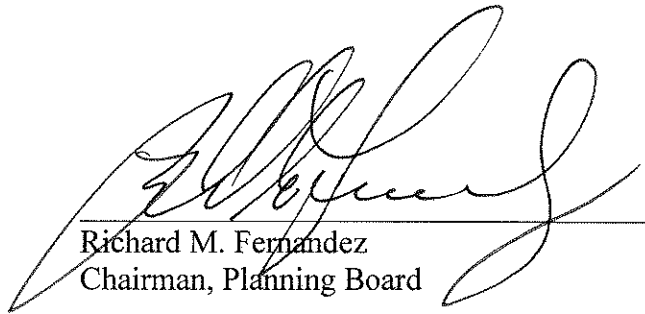
- 1) Approval is granted to Guy Kurlandski and is not transferable.

- 2) Approval is granted for a 5,065 sq. ft. residence with new 2,510 sq. ft. second story, 288 sq. ft. cabana, metal roof and a 3.5 Ft fence in the front yard.
- 3) Applicant to obtain all required permits from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS).
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) This zoning permit will lapse and become invalid if Guy Kurlandski does not purchase the property or the work for which it was approved is not 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 8th day of November, 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. Bruce	<u>YES</u>
Chairman Fernandez	<u>YES</u>

12/4/2012
Date


Richard M. Fernandez
Chairman, Planning Board