



# 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-2-13-20133  
**Property Address:** 9350 NE 12<sup>th</sup> Avenue

**Property Owner/Applicant:** R. Andrew de Pass & William J. Jurberg  
**Address:** 9350 NE 12<sup>th</sup> Avenue, Miami Shores, FL 33138

Whereas, the applicant(s) R. Andrew de Pass & William J. Jurberg, (Owners), have 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 and second story additions with complete interior remodel, partial garage conversion and new open cabana with bath.

Whereas, a public hearing was held on April 25, 2013 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:

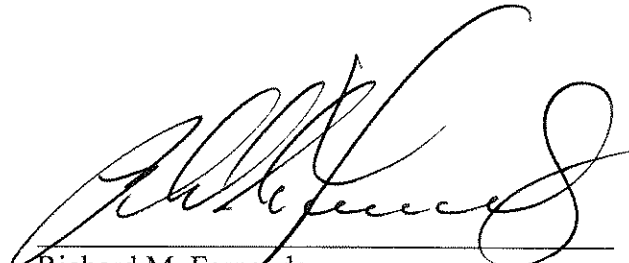
- 1) Approval is granted for an addition to the first and second stories of the residence.
- 2) Approval is granted for a gazebo/cabana with 8 foot rear wall height sloping up to 16 feet in height at the front.
- 3) Approval is granted to install a dark bronze color standing seam metal roof on the residence.

- 4) Applicant to provide landscaping and on-site stormwater runoff control as shown on Sheet No. LA-10 and in the Arborists letter dated April 4, 2013 and signed by Lisa H. Hammer, M.S. Horticultural Consultant.
- 5) Applicant to obtain all required building permits before beginning work.
- 6) 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).
- 7) Applicant to meet all applicable code provisions at the time of permitting.
- 8) 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 25<sup>th</sup> day of April 2013 by the Planning and Zoning Board as follows:

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

5/3/2013  
Date

  
Richard M. Fernandez  
Chairman, Planning Board