



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-3-13-201313
Property Address: 80 NE 94th Street

Property Owner/Applicant: Karin and Timothy Davis
Address: 80 NE 94th St., Miami Shores, FL 33138

Agent: Vanessa Estrada
Address: 130 Miracle Mile, Suite 200
Coral Gables, FL. 33134

Whereas, the applicant(s) Karin and Timothy Davis (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. Addition.

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 to extend a kitchen into an existing Florida room and add a 180 square foot covered terrace to the rear of the residence.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to obtain all required permits from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division

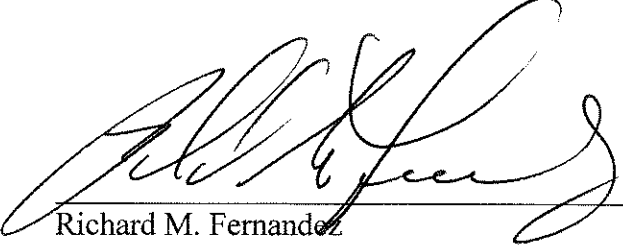
(DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.

- 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.

The application with conditions was passed and adopted this 25th 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