



# 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-5-13-201330  
**Property Address:** 9325 N Bayshore Drive

**Property Owner/Applicant:** Omar Cassola  
**Address:** 9325 N Bayshore Drive, Miami Shores, 33138

Whereas, the applicant Omar Cassola (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. Variance, Sec. 702, Hardship variances. Sec. 400, Schedule of Regulations, R District, Maximum building height, 30 feet.

Whereas, a public hearing was held on June 27, 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) The applicant is granted a height variance of 9.5 feet to permit an elevator tower to project 41 feet above grade.
- 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 variance is valid for a period of one (1) year from the date of approval. Building permits must be secured and work started within that time or a new variance will be required before work can commence.

The application with conditions was passed and adopted this 27<sup>th</sup> day of June, 2013 by the Planning and Zoning Board as follows:

Mr. Abramitis        NO  
Mr. Busta            YES  
Mr. Reese            YES  
Mr. Zelkowitz       YES  
Chairman Fernandez NO

7/27/2013  
Date

  
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Richard M. Fernandez  
Chairman, Planning Board