



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-1-14-201476
Property Address: 1248 NE 98th Street

Property Owner/Applicant: John and Marie Perikles
Address: 1248 NE 98th Street, Miami Shores, 33138

Agent: Victor Bruce
Address: 370 NE 101 St., Miami Shores, FL 33138

Whereas, the applicant John and Marie Perikles (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 and second story additions. Metal roof. Fence in the front yard.

Whereas, a public hearing was held on February 27, 2014 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 as shown on the plans submitted and made a part of this approval for a 653 sq. ft. second floor addition with addition with master bedroom, master bath and an office, a 347 sq. ft., a main floor addition, including a new front porch and rear pergola.
- 2) Approval is granted for a Dove Gray standing seam metal roof.

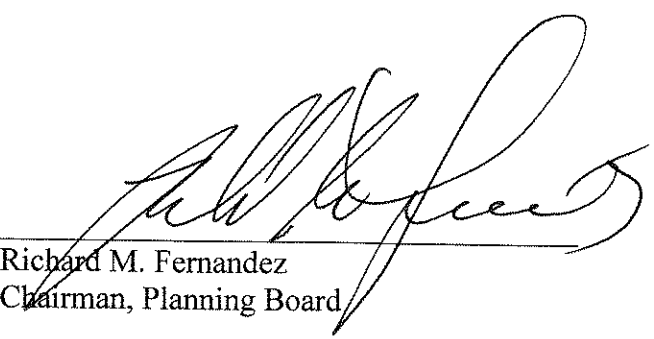
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division, and the Florida Department of Health through the Miami-Dade Division of Environmental Health, as required.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.
- 7) Approval is granted for a masonry wall to be constructed in the front wall of not less than 18 inches in height and not more than 24 inches in height.

The application with conditions was passed and adopted this 27th day of February, 2014 by the Planning and Zoning Board as follows:

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

Date

3/20/2014


Richard M. Fernandez
Chairman, Planning Board