



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-3-14-201484
Property Address: 32 NE 91 St.

Property Owner/Applicant: Nooria Rahmanie
Address: 32 NE 91st Street, Miami Shores, 33138

Agent: Alexander Pino
Address: 1110 SW 31st Avenue, Miami, FL. 33135

Whereas, the applicant Nooria Rahmanie (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. Metal Roof.

Whereas, a public hearing was held on March 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 for a Sandstone color standing seam metal roof.
- 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 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 27th day of March, 2014 by the Planning and Zoning Board as follows:

Mr. Abramitis YES
Mr. Busta YES
Mr. Reese YES
Mr. Zelkowitz ABSENT
Chairman Fernandez YES

4/4/2014
Date


Richard M. Fernandez
Chairman, Planning Board