



# 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-10-14-2014141  
**Property Address:** 9879 NE 13th Street  
**Owner/Applicant:** Bruno Almeida  
**Address:** 9879 NE 13th Avenue, Miami Shores , FL 33138-2503

Whereas, the applicant Bruno Almeida (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations, Sec. 534 and Sec. 600. Site plan review and approval required. First story addition.

Whereas, a public hearing was held on **November 13, 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 to construct one-story additions totally 1,226 sq. ft. in area.
- 2) The flat cement tile for the roof to be color through "Mesquite", dark brown colored.
- 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 (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.
- 5) Applicant to comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the VE11 special flood hazard area as applicable.
- 6) The proposal may be subject to the requirements of FEMA, the NFIP and the Florida Building Code for substantial improvement in a Special Flood Hazard Area.
- 7) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not vary the approved landscape plan without planning board approval except the planning director may approve modifications

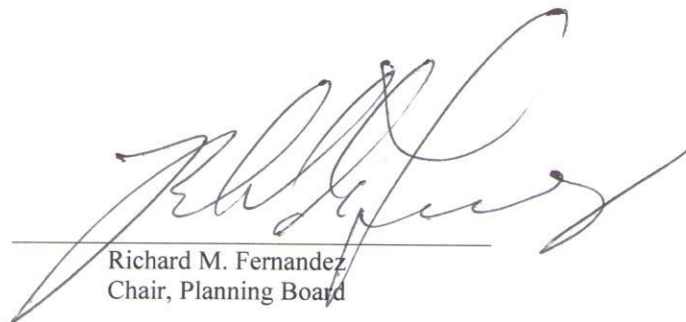
- 8) Landscaping shown on the landscape plan shall be installed and completed within one (1) year of the issuance of the certificate of completion by the building official.
- 9) The applicant shall provide a new Site Plan SP-1 incorporating a complete drainage plan or provide a separate complete drainage plan. The Site plan - General Notes on the new SP-1 shall be amended with the deletion of notes # 2 and # 3 and the following notations added:
  2. The drainage plan shall identify that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities and shall show how this shall be accomplished.
  3. Site drainage must be consistent with the Miami Shores Code of Ordinances.
- 10) The applicant shall provide an architect or engineer's drainage plan and report to certify to the building official that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities prior to the issuance of a building permit by the Building Official.
- 11) The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 12) Applicant to meet all applicable code provisions at the time of permitting.
- 13) 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.
- 14) Applicant to return to the Planning Board for review and approval of any mound system, or, any wall or fence in the front yard.

Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 13<sup>th</sup> day of **November, 2014** by the Planning and Zoning Board as follows:

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

12/1/2014  
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 Date

  
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 Richard M. Fernandez  
 Chair, Planning Board