



# 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:** ~~11-3206-003-0050~~ *PZ-5-14-201498*  
**Property Address:** 941 NE 91st Terrace

**Property Owner:** Elise Fable  
**Address:** 941 NE 91st Terrace, Miami Shores, FL 33138-3219

Whereas, the applicant Elise Fable (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 and Sec. 600. Site plan review and approval required. One-story addition.

Whereas, a public hearing was held on June 26, 2014 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

1. The proposed improvements comply with the Code of Ordinances of Miami Shores Village and are harmonious with the community subject to the conditions of approval.
2. The decision of the Planning and Zoning Board is based on the evidence submitted and representations made, and in the official record of the hearing.

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 legalize a 420 sq. ft. master bedroom and master bath, and a 550 sq. ft. family room and den.
- 2) A/C is not permitted in the side yard within the required 10 ft. side yard setback.
- 3) The new fence shown on the plans is not a part of this approval and will be reviewed as part of building permit review.

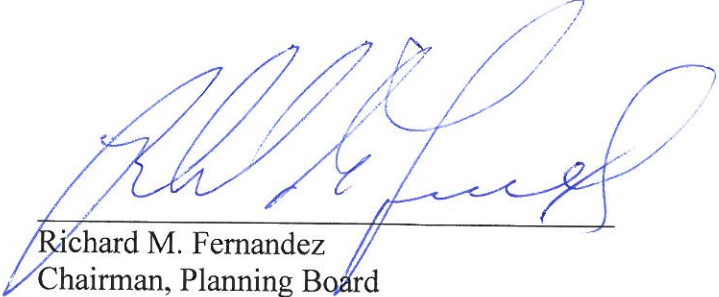
- 4) Applicant to obtain all required building permits for work already begun or completed.
- 5) Applicant to obtain all required building permits before beginning work.
- 6) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.
- 7) Applicant to meet all applicable code provisions at the time of permitting.
- 8) 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.
- 9) Applicant to remove French doors on west side of residence and replace with wall or wall with window.

The application with conditions was passed and adopted this 26<sup>th</sup> day of July, 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>

Date

7/24/2014

  
Richard M. Fernandez  
Chairman, Planning Board