



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-01-15-2015160
Property Address: 9723 NE 2nd Avenue

Applicant: Gonzalo Solvera
Address: 214 NE 98th Street, Miami Shores, FL 33138

Property Owner: Gator 9723 NE 2nd Avenue
Address: 1595 NE 163 St., North Miami Beach, FL33162

Whereas, the applicant Gonzalo Solvera, with the consent of Gator 9723 NE 2nd Avenue (property 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. 504. (f) (1) and Sec. 600. Site plan review and approval required. Signs.

Whereas, a public hearing was held on **February 26, 2015** 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 for 14.9 sq. ft. of window signage as shown on the plans submitted and made a part of this approval.
- 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.

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 **26th** day of **February, 2015** 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>Absent</u>
Chairman Fernandez	<u>Yes</u>

Date 3/12/2015


Richard M. Fernandez
Chairman, Planning Board