



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-01-15-2015162
Property Address: 1201 NE 101ST Street, Miami Shores, FL 33138

Property Owner/Applicant: Michael Nunziata
Address: 1201 NE 101ST Street, Miami Shores, FL 33138

Agent: Gustavo Spokoiny
Address: 3204 Bird Avenue, #115, Miami, FL 33133

Whereas, the applicant Michael Nunziata (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. First story addition.

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 as shown on the plans submitted and made a part of this approval to construct a 204 sq. ft. one-story master bedroom suite addition.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Landscaping as shown on Sheet No. A1-01 shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. The applicant shall not reduce the approved landscaping without planning board approval except the planning director may approve modifications administratively where modification to the landscape plan is necessary to comply with Division 17 or to add additional landscaping.
- 4) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 5) Landscaping shown on Sheet No. A1-01 shall be installed and completed within one (1) year of the issuance of the certificate of completion by the building official.

- 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) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 8) The site shall not drain onto neighboring or village properties. The plot shall provide storm drainage that detains the first one inch in natural or filtered structural facilities. The applicant is responsible for any site modifications that become necessary to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. The Building Official may require an architect or engineer's drainage plan and report to certify to the building official that the site will provide storm drainage that will detain the first one inch in natural or filtered structural facilities prior to the drainage work commencing on site. The installation of structures on site to control drainage shall require planning board review and approval. Modifications to the approved drainage plan shall require a signed architect or engineer's drainage plan that shall be subject to review and approval of the Building Official and the Planning Director. Major changes to the approved drainage plan shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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 26th day of **February, 2015** by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Yes
Mr. Reese	Yes
Mr. Zelkowitz	Absent
Chairman Fernandez	Yes

Date 3/10/2015



 Richard M. Fernandez
 Chairman, Planning Board