



# 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:** New #: PZ-02-15-2015172

Deleted #: PZ-01-15-2015168

**Property Address:** 1214 NE 92<sup>nd</sup> Street

**Property Owner/Applicant:**

Steven & Virginia Weber

**Address:**

1214 NE 92nd Street, Miami Shores, FL 33138

**Agent:**

Victor Bruce

**Address:**

370 NE 101st Street, Miami Shores, FL 33138

Whereas, the applicant Steven & Virginia Weber (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 **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 160 sq. ft. one-story addition to include a master bath and a cabana bath in the rear of the residence.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to comply with all requirements of FEMA, the NFIP and the Florida Building Code for construction in the AE8 special flood hazard area as applicable.
- 4) 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.

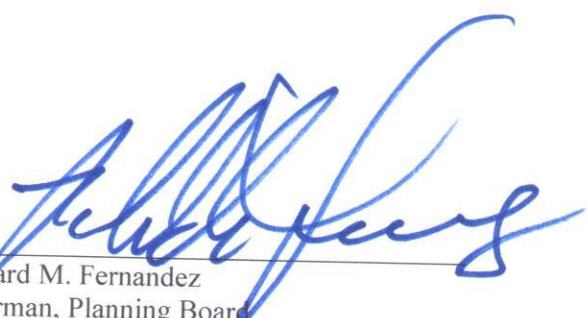
- 5) The applicant shall provide an architect or engineer's drainage plan and report to certify to the building official that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities prior to the issuance of a building permit by the Building Official. The applicant is responsible for any site modifications necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary.
- 6) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 7) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 8) 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. Modifications to the approved drainage plan shall require a new 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 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.
- 10) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 11) Applicant to meet all applicable code provisions at the time of permitting.
- 12) 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 26<sup>th</sup> day of February, 2015 by the Planning and Zoning Board as follows:

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

Date

3/10/2015

  
 Richard M. Fernandez  
 Chairman, Planning Board