



Miami Shores Village

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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-03-15-2015177
Property Address: Vacant plot corner of NE 11th Avenue and NE 105th Street
Owner/Applicant: New Ibiza Properties / Alexander Vrizarbarrema
Address: 5101 NW 21 Avenue #240, Fort Lauderdale, FL33309

Whereas, the applicant New Ibiza Properties / Alexander Vrizarbarrema (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. New one-family dwelling

Whereas, a public hearing was held on April 16, 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 for a new one-story 3,700 square foot single-family one-story residence of 39,367 cubic feet with 4 bedrooms and 3 bathrooms and to construct a 300 sq. ft. flat roof open patio.
- 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.

- 4) The new residence qualifies 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) An erosion and sedimentation plan subject to review and approval by the building official is required by the building official. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 9) The applicant is responsible for installing any site modifications identified on the approved drainage plan that are required to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. Minor 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 including the construction of drainage improvements such as but not limited to mounds and walls, shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 10) 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.
- 11) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 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) Added requirement that any mounds structures or walls needed to effectuate the water control plans be brought back before the Board.

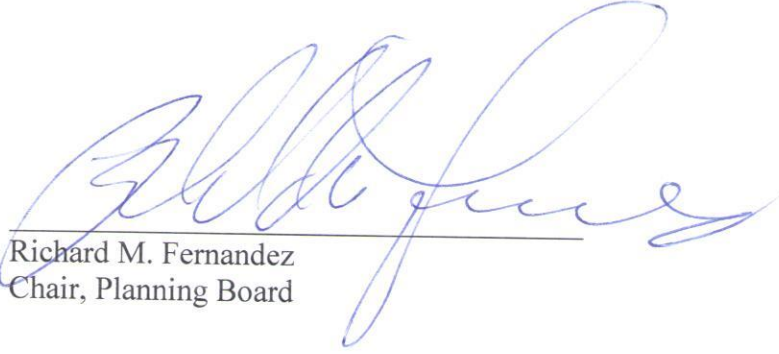
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 16th day of April, 2015 by the Planning and Zoning Board as follows:

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

Date

4/28/2015


Richard M. Fernandez
Chair, Planning Board