



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-04-15-2015188
Property Address: 280 NE 107th Street

Property Owner: Martin Prego
Address: 280 NE 107th Street, Miami Shores, FL 33138

Applicant: Martin Prego
Address: 280 NE 107th Street, Miami Shores, FL 33138

Agent: Mark Campbell
Address: 373 NE 92nd Street, Miami Shores, FL 33138

Whereas, the applicant Martin Prego (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. Façade improvement. First floor additions. Garage conversion.

Whereas, a public hearing was held on May 28, 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 1,484 sq. ft. side and rear addition, a 30 sq. ft. front addition/foyer and to convert the garage to a media room.
- 2) Two legal parking spaces to be maintained on the plot.
- 3) The site shall not drain onto neighboring properties or any rights-of-way.
- 4) 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.
- 5) The applicant is responsible for the installation and maintenance of drainage structures and any site modifications shown on the drainage plan that are necessary to provide storm drainage 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.
- 6) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as 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 if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 7) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances. No new landscaping is proposed
- 8) Ground cover must comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf is specifically prohibited.
- 9) Applicant to obtain all required building permits before beginning work.
- 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) 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.


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 28th day of May, 2015 by the Planning and Zoning Board as follows:

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

Date

6/16/2015


Richard M. Fernandez
Chairman, Planning Board