



# Miami Shores Village

10050 N.E. SECOND AVE.  
MIAMI SHORES, FLORIDA 33138-2382  
Telephone: (305) 795-2207  
Fax: (305) 756-8972

DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-10-15-2015223  
**Property Address:** Building Master Address: 9600 NE 2<sup>nd</sup> Avenue  
Storefront Address: 179 NE 96<sup>th</sup> Street  
**Applicant:** Zena Duncan / Christian Dunham  
**Address:** 179 NE 96<sup>th</sup> Street  
**Property Owner:** Palazzo Leoni LLC, Todd Leone  
**Address:** 9600 NE 2<sup>nd</sup> Avenue

Whereas, the applicant Zena Duncan / Christian Dunham, with the consent of Palazzo Leoni LLC, Todd Leone (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 November 12, 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 7.4 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 12<sup>th</sup> day of November, 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. Diaz	<u>Yes</u>
Chairman Fernandez	<u>Yes</u>

11/16/2015  
Date

  
Richard M. Fernandez  
Chairman, Planning Board