



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-10-15-2015224
Property Address: 1009 NE 104th Street

Property Owner/Applicant: Alexander Rodier
Address: 2325 Magnolia Drive, North Miami, FL 33181

Agent: Trident Environmental / Bibi Villazon
Address: 1850 SW 8th Street, Suite 208A, Miami, FL 33135

Whereas, the applicant Alexander Rodier (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. Waterfront development. Dock and boat lift.

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 a 12 ft. wide boat lift extending 13 ft. into the canal and for a 60 ft. wide dock extending 5.5 ft. into the canal.
- 2) Applicant to secure final approval from the Department of Regulatory and Economic Resources, Environmental Resources Management and the Army Corps of Engineers, before a building permit will be issued.

- 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) Applicant to obtain a building permit before commencing work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) Applicant to add not less than two (2) solar lights on the outside piles of the boat lift and night time reflectors on all outside posts.

The application with conditions was passed and adopted this **12th** 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