



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-02-16-201611
Property Address: 211 NE 95th Street
17 NE 105th Street

Applicant: Anderson Martinez
Address: 777 NE 62 St., Apt. C100, Miami, FL 33138

Property Owner: DVS LLC
Address: 9501 NE 2 Ave., Miami Shores, FL 33138

Agent: Victor Bruce
Address: 370 NE 101 St, Miami Shores, FL 33138

Whereas, the applicant Anderson Martinez, with the consent of DVS LLC (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 and Sec. 600. Site plan review and approval required. Change of use, office to retail and customer ceramic decorating experience.

Whereas, a public hearing was held on **February 25, 2016** 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 change of use from office to 1,100 sf retail and ceramic decorating.
- 2) The occupancy limit is 18 persons at any one time, or as established by the building official.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) Applicant to obtain FDOH/MDEHS, MDDRER/EPRD and Fire approval as required.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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 **25th** day of **February, 2016** 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>

3/1/2016
Date


Richard M. Fernandez
Chairman, Planning Board