



# 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-04-16-201642

**Property Address:** 1266 NE 94<sup>th</sup> Street

**Property Owner/Applicant:** Robert Netkin  
**Address:** 1266 NE 94 Street, Miami Shores, FL 33138

**Agent:** Ulises Wiltz  
**Address:** 14221 SW 120 Street, Miami, FL 33186

Whereas, the applicant Robert Netkin (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. 523.1 (6) e and Sec. 600. Site plan review and approval required. Metal roof.

Whereas, a public hearing was held on **May 26, 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) Planning and Zoning Board zoning approval is granted as shown on the plans submitted and made a part of this approval for a Galvalume - plus color standing seam metal roof.
- 2) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.

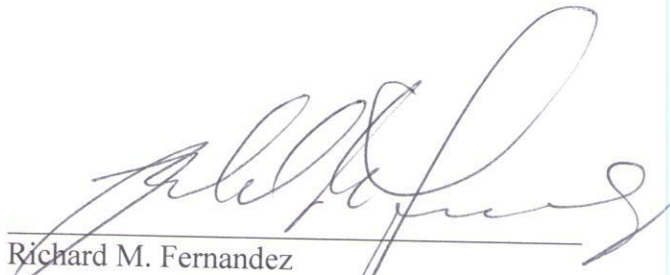
- 3) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started 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.
- 6) The roof color is approved only if it is dove grey in color.

The application with conditions was passed and adopted this **26<sup>th</sup>** day of **May**, 2016 by the Planning and Zoning Board as follows:

Mr. Abramitis	<b>Yes</b>
Mr. Busta	<b>Absent</b>
Mr. Reese	<b>Yes</b>
Mr. Diaz	<b>Yes</b>
Chairman Fernandez	<b>Yes</b>

Date

6/10/2016

  
Richard M. Fernandez  
Chairman, Planning Board