



# 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-06-16-201653

**Property Address:** 9300 Biscayne Blvd

**Property Owner/Applicant:** Gabriel Cosentino

**Address:** 9300 Biscayne Blvd., Miami Shores, FL 33138

**Agent:** Abner Nunez

**Address:** 3200 Collins Avenue #71, Miami Beach, FL 33140

Whereas, the applicant Gabriel Cosentino (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 and Sec. 600. Site plan review and approval required. One story addition

Whereas, a public hearing was held on **July 28, 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.
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- 1) 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: Approval is granted as shown on the plans submitted and made a part of this approval to construct a 700 sf master bedroom suite addition.
  - 2) The applicant to remove the A/C in the required side yard from the plans or redesign the A/C to comply with zoning requirements before submitting the plans the building official for permitting.

- 3) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 4) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 9) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan except that major changes shall require Planning and Zoning Board approval as stated in Condition #7.
- 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.


The application with conditions was passed and adopted this **28<sup>th</sup>** day of **July**, 2016 by the Planning and Zoning Board as follows:

With the additional requirement that the Air conditioner be placed in a location that meets code requirements.

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

8/9/2016

Date

  
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Richard M. Fernandez  
Chairman, Planning Board