

Miami Shores Village

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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-5-11-2011246

Property Address: 650 NE 88th Terrace

Property Owner: Biscayne 88 Terr LLC

Address: 1140 Kane Concourse, #5, Bay Harbor Islands FL 33154

Applicant: Maria Manica

Address: 650 NE 88th Terrace, Miami Shores FL

Agent: Sergio Carmona

Address: 941 SW 112 Ave, Pembroke Pines FL 33025

Whereas, the applicant Maria Manica, with the consent of Biscayne 88 Terr 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: Article VI Special Approval, Sec. 600: Sec. 523: Sec. 504. Signs. Wall signs. Site plan review & approval.

Whereas, a public hearing was held on July 28, 2011 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 for a eight (8) foot wide by seven (7) foot tall monument sign to be located not less than ten (10) feet from the front plot line.
- 2) Applicant to meet all applicable code provisions at the time of permitting.


- 3) Applicant to obtain all required building permits before beginning work.
- 4) Berm is to be leveled and the sign installed at natural ground level.
- 5) NAILS sign to be removed from architectural feature above roof prior to issuance of a building permit for monument sign.
- 6) The sign on the Montessori School, "Children's Village Montessori School" to be removed or Planning Board approval and a building permit obtained for the sign, before a building permit is issued for the monument sign.
- 7) 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 28th day of July, 2011 by the Planning and Zoning Board as follows:

Mr. Abramitis	<u>Yes</u>
Mr. Busta	<u>Absent</u>
Mr. Reese	<u>Yes</u>
Mr. Madsen	<u>Yes</u>
Chairman Fernandez	<u>Yes</u>

8/3/11
Date


Richard M. Fernandez
Chairman, Planning Board