

Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
Telephone: (305) 795-2207

Fax: (305) 756-8972

DACQUISTOD@MIAMISHORES VILLAGE.COM

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-6-11-2011248
Property Address: 10667 NE 11th Avenue

Property Owner/Applicant: Mariedy Mendoza
Address: 10667 NE 11th Avenue, Miami Shores FL 33138

Agent: Luis Silveira
Address: 9040 SW 113 Place Circle E, Miami FL 33176

Whereas, the applicant Mariedy Mendoza (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 IV of Appendix A Zoning, Special site plan review and approval for 750 sq ft addition, including 1 bedroom, 2 baths and a den.

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:

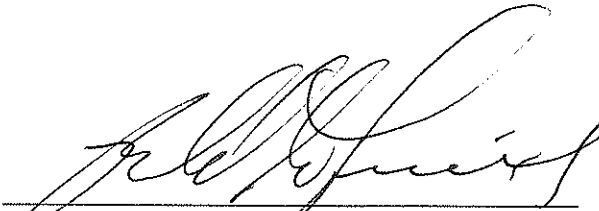
- 1) Approval is granted for a 750 square foot addition, including a master bedroom, master bathroom, second bathroom, laundry and den.
- 2) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit, as required.
- 3) Applicant to obtain all required building permits 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.

The application with conditions was passed and adopted this 28th day of July, 2011 by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Absent
Mr. Reese	Yes
Mr. Madsen	Yes
Chairman Fernandez	Yes

8/3/11
Date _____



Richard M. Fernandez
Chairman, Planning Board