

# Miami Shores Village

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DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-6-11-2011254  
**Property Address:** 1080 NE 105<sup>th</sup> Street

**Property Owner/Applicant:** Veronique Sfara  
**Address:** 1080 NE 105<sup>th</sup> Street, Miami Shores FL 33138

**Agent:** David Morton  
**Address:** 4444 SW 71<sup>st</sup> Avenue #103, Miami FL 33155

Whereas, the applicant Veronique Sfara (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 a second story addition including 2 bedrooms and 2 baths, and for waterfront development of a deck.

Whereas, a public hearing was held on May 26, 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 to expand an existing residence and to add a second story
- 2) Approval is granted to install a pool, pool deck and wood deck as shown on the approved plans
- 3) The architect 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. The applicant is responsible for any site modifications that are or may become necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities and shall make site modifications as necessary to prevent runoff into neighboring properties.

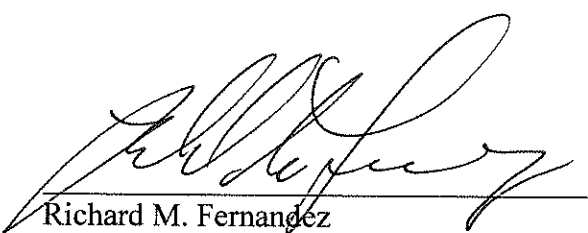
- 4) Driveway to be redesigned to meet zoning code requirements for design and construction.
- 5) The section of the driveway that serves as a stair landing must be reduced in width to 3 feet.
- 6) Applicant to secure DERM approval for the davits, if necessary.
- 7) Applicant to secure necessary DERM or Department of Health approval for the septic system prior to the issuance of a village building permit
- 8) Applicant to obtain all required building permits before beginning work.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10) 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.
- 11) The wood deck is not part of this approval, nothing in this approval shall grant approval for improvements beyond the property boundaries.

The application with conditions was passed and adopted this 28<sup>th</sup> 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

Date

8/3/11

  
Richard M. Fernandez  
Chairman, Planning Board