



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
Telephone: (305) 795-2207
Fax: (305) 756-8972

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-11-15-2015228
Property Address: 861 NE 91st Terrace
Owner/Applicant: Christopher and Rebecca Fernandez
Address: 861 NE 91st Terrace

Whereas, the applicant Christopher and Rebecca Fernandez (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 and Sec. 600. Site plan review and approval required. New residence with accessory structure.

Whereas, a public hearing was held on December 10, 2015 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 as shown on the plans submitted and made a part of this approval to construct a new two-story single-family residence of approximately 3,600 sq. ft. and an interior cubic dimension of 37,820 cubic feet.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) The site shall not drain onto neighboring properties or rights-of-way.
- 4) 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.

- 5) 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.
- 6) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 7) 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 #5.
- 8) An erosion and sedimentation plan subject to review and approval by the building official is 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 as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 9) 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.
- 10) Applicant shall comply with Miami-Dade County Tree Ordinance and shall work with Miami Shores Public Works to achieve compliance.
- 11) Landscaping shall be compliant with Division 17 of Appendix A, Village of Miami Shores Code of Ordinances.
- 12) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 13) Applicant to meet all applicable code provisions at the time of permitting.
- 14) 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.

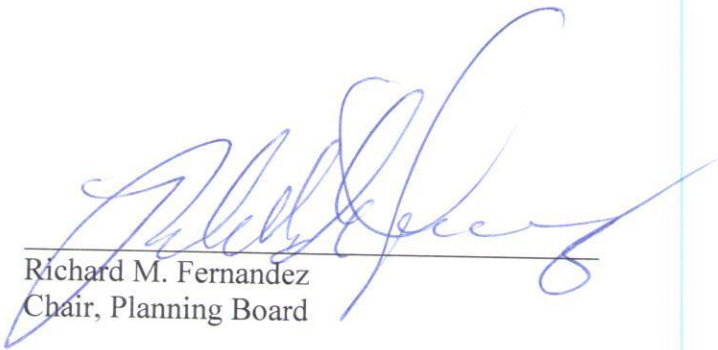
Additionally, the applicant must, satisfy all applicable Miami Shores Village Codes, Miami-Dade County Codes, the applicable building and life safety codes required for development, and provide a copy of the development order to the Building Dept.

The application with conditions was passed and adopted this 10th day of December, 2015 by the Planning and Zoning Board as follows:

Motion to approve the application subject to Staff recommendations with two additional requirements, the first is that the Applicant provides the Building Official with a Landscape plan that satisfies him that depictions we have been presented with tonight will be effectuated by the things he is going to plant. The second requirement is that he enter into a covenant approved by the Village Attorney that he covenants the property to maintain that Landscape.

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

2/4/2016
Date


Richard M. Fernandez
Chair, Planning Board