



# 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-5-13-201333  
**Property Address:** 900 NE 100<sup>th</sup> Street

**Property Owner/Applicant:** Raymond & Damaris Mateo  
**Address:** 900 NE 100<sup>th</sup> Street, Miami Shores, 33138

**Agent:** Victor Bruce  
**Address:** 370 NE 101 St., Miami Shores, FL 33138

Whereas, the applicant Raymond & Damaris Mateo (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Special site plan review and approval. Addition, main floor expansion and new second story.

Whereas, a public hearing was held on June 27, 2013 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 300 sq. ft. main floor garage and storage room addition, a front and rear main floor lanai and a 2,372 sq. ft. 4 bedroom 3 bath second floor addition.
- 2) Applicant to provide a landscaping plan agreeable to the Planning and Zoning director prior to planning staff approval of the building plans.

- 3) Applicant to obtain all required permits from the Department of Regulatory and Economic Resources, Environmental Plan Review Division.
- 4) Applicant to obtain all required building permits before beginning work.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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 27<sup>th</sup> day of June, 2013 by the Planning and Zoning Board as follows:

Mr. Abramitis            YES  
Mr. Busta                YES  
Mr. Reese                YES  
Mr. Zelkowitz           YES  
Chairman Fernandez   YES

July 23, 2013  
Date

  
Richard M. Fernandez  
Chairman, Planning Board