



# Miami Shores Village

10050 N.E. SECOND AVE.  
MIAMI SHORES, FLORIDA 33138-2382  
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DAVID A. DACQUISTO, AICP  
PLANNING & ZONING DIRECTOR

## DEVELOPMENT ORDER

**File Number:** PZ-2-14-201481  
**Property Address:** 162 NW 109<sup>th</sup> Street

**Property Owner/Applicant:** Canor Pato  
**Address:** 162 NW 109<sup>th</sup> Street, Miami Shores, 33138

Whereas, the applicant Canor Pato (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. Garage conversion attached garage.

Whereas, a public hearing was held on March 27, 2014 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:

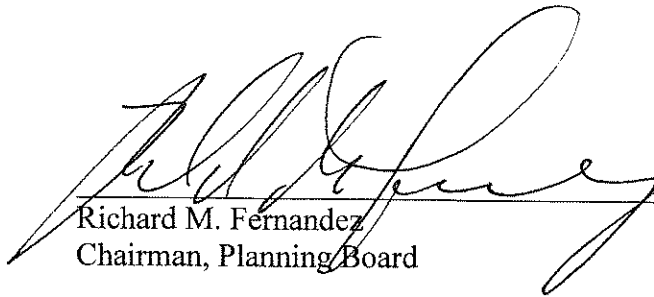
- 1) Approval is granted as shown on the plans submitted and made a part of this approval to construct a 220 sq. ft. master bedroom addition.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.
- 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 27<sup>th</sup> day of March, 2014 by the Planning and Zoning Board as follows:

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

4/4/2014  
Date

  
Richard M. Fernandez  
Chairman, Planning Board