



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-5-14-201497
Property Address: 1080 NE 105th Street

Property Owner: Veronique Sfara
Address: 1080 NE 105th Street, Miami Shores, FL 33138-2106

Applicant/Agent: Nester Cueto
Address: 10525 SW 77th Court, Miami FL 33157

Whereas, the applicant Nester Cueto (Applicant), with the consent of Veronique Sfara (property 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, Sec. 534 and Sec. 600. Site plan review and approval required. Waterfront development. Dock and boatlift. Wood deck on plot and past seawall.

Whereas, a public hearing was held on June 26, 2014 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

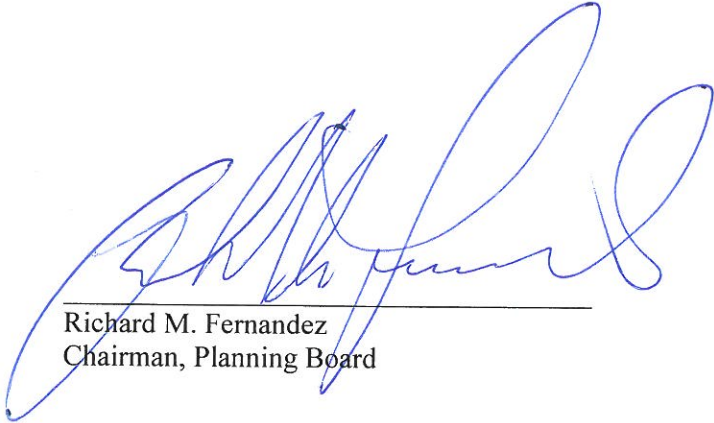
1. The decision of the Planning and Zoning Board is based on the evidence submitted and representations made, and in the official record of the hearing.

The motion to deny the application was passed this 26th day of June, 2014 by the Planning and Zoning Board as follows:

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

Date

7/24/2014


Richard M. Fernandez
Chairman, Planning Board