



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-03-15-2015183
Property Address: 107 NE 93rd Street

Property Owner/Applicant: Oscar Rizzo & Marc Rivera
Address: 107 NE 93rd Street, Miami Shores, FL 33138-2817

Agent: Cameron Kelts
Address: 2123 N. 14th Avenue, Hollywood, FL 33023

Whereas, the applicant Oscar Rizzo & Marc Rivera (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. Metal roof.

Whereas, a public hearing was held on April 16, 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 for a "Terre Cotta" color standing seam metal roof.
- 2) Applicant to obtain all required building permits for work already begun or completed.
- 3) Applicant to obtain all required building permits before beginning work.

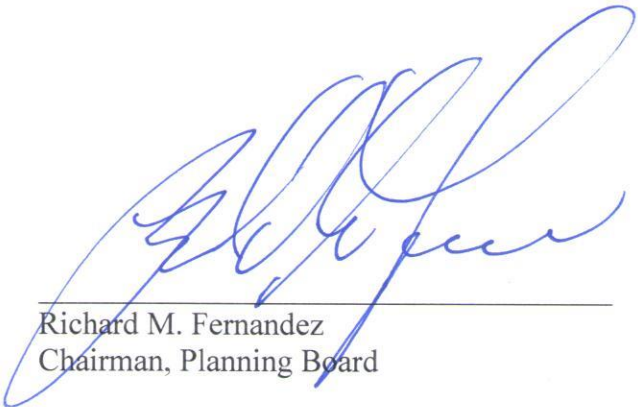
- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.

The application with conditions was passed and adopted this 16th day of April, 2015 by the Planning and Zoning Board as follows:

Mr. Abramitis	Yes
Mr. Busta	Yes
Mr. Reese	Absent
Mr. Zelkowitz	Absent
Chairman Fernandez	Yes

Date

4/25/2015


Richard M. Fernandez
Chairman, Planning Board