

# TOWN OF MIAMI LAKES, FLORIDA

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## Town Council

Mayor Wayne Slaton

Vice Mayor Mary Collins

Councilmember Roberto Alonso

Councilmember Robert Meador II

Councilmember Michael Pizzi

Councilmember Richard Pulido

Councilmember Nancy Simon

## AGENDA

### ZONING COUNCIL MEETING

August 21, 2007

6:31 PM

(Immediately following LPA meeting)

**Miami Lakes Middle School**

6425 Miami Lakeway North

Miami Lakes, Florida 33014

#### 1. CALL TO ORDER:

#### 2. ROLL CALL:

#### 3. ORDINANCES – FIRST READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING, ARTICLE 2. DECISION MAKING AND ADMINISTRATIVE BODIES AND ARTICLE 3. DEVELOPMENT APPROVAL PROCEDURES TO EXEMPT SITE PLAN APPLICATIONS THAT HAVE VESTED RIGHTS OR CONCURRENCY FROM A QUASI-JUDICIAL PUBLIC HEARING BEFORE THE TOWN COUNCIL AND TO DEFINE “POTENTIAL AREA-WIDE IMPACTS” TO CLARIFY SITE PLAN APPLICATIONS THAT ARE SUBJECT TO A QUASI-JUDICIAL PUBLIC HEARING. (Rey) Page 5

#### 4. ORDINANCES – SECOND READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, DELETING CHAPTER 33, SECTION 33-35.1 HURRICANE RELIEF REGARDING EXISTING AND NONCONFORMING RESIDENTIAL USES AND CREATING DIVISION 4.16 HURRICANE RELIEF REGARDING EXISTING AND NONCONFORMING RESIDENTIAL STRUCTURES IN THE RU AND RU-TH DISTRICTS; ESTABLISHING PROCEDURES TO BE IMPLEMENTED TO BRING STRUCTURES WHICH HAVE NOT RECEIVED PERMITS OR CERTIFICATES OF COMPLETION INTO COMPLIANCE WITH THE CODE; PROVIDING SUCH STRUCTURES

**COMPLY WITH THE FLORIDA BUILDING CODE CURRENTLY IN EFFECT, SUBJECT TO THE PROCEDURE SET FORTH IN ORDINANCE.  
(Pizzi) Page 13**

**5. RESOLUTIONS:**

**A. A RESOLUTION OF THE TOWN COUNCIL [APPROVING/APPROVING WITH CONDITIONS/ DENYING] VARIANCE(S) FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE DIVISION 5.3.A.2 TO PERMIT AN ACCESSORY STORAGE SHED IN THE RU-1 ZONING DISTRICT WITH (1) 100 SQUARE FEET OF TOTAL AREA WHERE THE TOWN LDC ALLOWS 30 SQUARE FEET OF AREA PER STRUCTURE; AND (2) 9 FEET 6 INCHES IN HEIGHT WHERE THE MAXIMUM HEIGHT IS 5 FEET, (COLLECTIVELY REFERRED TO AS THE "VARIANCE"), FOR PROPERTY LOCATED AT 8375 MENTEITH TERRACE, MIAMI LAKES, FLORIDA. (Rey) Page 23**

**B. A RESOLUTION OF THE TOWN COUNCIL [APPROVING/APPROVING WITH CONDITIONS/ DENYING] VARIANCE(S) FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE DIVISION 5.3.A.2 TO PERMIT AN ACCESSORY STORAGE SHED IN THE RU-1Z ZONING DISTRICT WITH (1) 100 SQUARE FEET OF TOTAL AREA WHERE THE TOWN CODE ALLOWS 30 SQUARE FEET OF AREA PER STRUCTURE; AND (2) 10 FEET IN HEIGHT WHERE THE MAXIMUM HEIGHT IS 5 FEET, (COLLECTIVELY REFERRED TO AS THE "VARIANCE"), FOR PROPERTY LOCATED AT 15155 NW 89 COURT, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR [APPROVAL/APPROVAL WITH CONDITIONS/DENIAL]; PROVIDING FOR APPEAL. (Rey) Page 60**

**C. A RESOLUTION OF THE TOWN COUNCIL [APPROVING/APPROVING WITH CONDITIONS/ DENYING] VARIANCE(S) FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE DIVISION 4.2.E TO PERMIT AN ACCESSORY STRUCTURE IN THE RU-1 ZONING DISTRICT WITH (1) 248 SQUARE FEET OF TOTAL AREA WHERE THE CODE ALLOWS 150 SQUARE FEET OF AREA PER STRUCTURE; (2) A PLAYHOUSE SWING SET THAT IS SETBACK 3 FEET 6 INCHES FROM THE RU-1 REQUIRED REAR PROPERTY LINE WHERE 5 FEET IS REQUIRED AND (3) A PLAYHOUSE SWING SET THAT IS SETBACK 3 FEET 8 INCHES FROM THE RU-1 REQUIRED INTERIOR SIDE PROPERTY LINE WHERE 5 FEET IS REQUIRED (COLLECTIVELY REFERRED TO AS THE "VARIANCE"), FOR PROPERTY LOCATED AT 13948 LAKE GEORGE COURT, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR**

**[APPROVAL/APPROVAL WITH CONDITIONS/DENIAL]; PROVIDING FOR APPEAL. (Rey) Page 98**

**D. A RESOLUTION OF THE TOWN COUNCIL [APPROVING/APPROVING WITH CONDITIONS/ DENYING] VARIANCE(S) FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE DIVISION 6.5.B.6.c TO PERMIT AN EXISTING CHICKEE HUT ACCESSORY STRUCTURE IN THE RU-1 ZONING DISTRICT WITH (1) 242 SQUARE FEET OF ROOFED AREA WHERE 150 SQUARE FEET OF ROOFED AREA PER STRUCTURE IS PERMITTED; (2) 19 FEET OF HEIGHT WHERE THE MAXIMUM HEIGHT OF AN OPEN SIDED STRUCTURE OR GAZEBO THAT IS PLACED WATERWARD OF THE TOP OF SLOPE IS NOT PERMITTED TO EXCEED 1 STORY WITH A MAXIMUM HEIGHT OF 15 FEET MEASURED FROM THE HEIGHT OF THE UNDISTURBED LAND WHERE IT IS PLACED; (3) 242 SQUARE FEET OF DECK AREA WATERWARD OF THE TOP OF SLOPE WHERE 225 SQUARE FEET OF DECK AREA IS PERMITTED; AND (4) 50 INCHES OF MAXIMUM HEIGHT, WHERE THE MAXIMUM HEIGHT OF DECKS WATERWARD OF THE TOP OF SLOPE THAT DO NOT ALTER THE ESTABLISHED SLOPE IS NOT PERMITTED TO EXCEED A MAXIMUM HEIGHT OF 18 INCHES MEASURED AT ANY POINT ALONG THE DECK, (COLECTIVELY REFERRED TO AS THE “VARIANCE”), FOR PROPERTY LOCATED AT 14021 LEANING PINE DRIVE, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR [APPROVAL/APPROVAL WITH CONDITIONS/DENIAL. (Rey) Page 140**

## **6. FUTURE MEETINGS:**

**September 11, 2007–Regular Meeting, Barbara Goleman High School, 14100 NW 89 Avenue, Miami Lakes-7:00 PM**

**September 18, 2007 Zoning Meeting, Miami Lakes Middle School, 6425 Miami Lakeway N, Miami Lakes 7PM**

## **7: ADJOURNMENT:**

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at [townofmiamilakes.com](http://townofmiamilakes.com) and is available at Town Hall, 15700 NW 67<sup>th</sup> Avenue, Miami Lakes, FL. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Town Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Any member of the public wishing to speak on a public hearing matter on this Agenda or under public comments for items not on this Agenda, should fill out a speaker card and provide it to the Town Clerk, prior to commencement of the meeting. Any person presenting documents to the Town Council should provide the Town Clerk with a minimum of 12 copies.