

# TOWN OF MIAMI LAKES, FLORIDA

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## Town Council

Mayor Wayne Slaton  
Vice Mayor Nancy Simon  
Councilmember Roberto Alonso  
Councilmember Mary Collins  
Councilmember Robert Meador II  
Councilmember Michael Pizzi  
Councilmember Richard Pulido

**AGENDA**  
**ZONING COUNCIL MEETING**  
**February 19, 2008**  
**6:00 PM**  
**Miami Lakes Middle School**  
6425 Miami Lakeway North  
Miami Lakes, Florida 33014

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. INVOCATION/MOMENT OF SILENCE:**

**4. PLEDGE OF ALLEGIANCE:**

**5. APPROVAL OF MINUTES: None**

**6. RESOLUTIONS:**

- A. RESOLUTION OF THE TOWN COUNCIL [GRANTING, GRANTING WITH CONDITIONS/DENYING] A VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) A VARIANCE TO DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY CONSTRUCTED OF ALUMINUM WHERE CANOPIES MAY ONLY BE CONSTRUCTED OF CANVAS, FABRIC OR VINYL, AND PIPE OR CBS CONSTRUCTION TO MATCH THE RESIDENCE; 2) DIVISION 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY SETBACK 8 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE A 10 FOOT SETBACK IS REQUIRED; 3) DIVISION 5.7.A.2 OF THE**

TOWN LDC TO PERMIT AN EXISTING 8 FEET WIDE PAVED WALKWAY, WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (WEST) SIDE YARD; 4) DIVISION 5.8.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING DRIVEWAY SETBACK 2 FEET FROM THE INTERIOR (EAST) SIDE PROPERTY LINE WHERE A 4 FOOT SETBACK IS REQUIRED; 5) DIVISION 5.8.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING IMPERVIOUS AREA OF 74.5% FOR DRIVEWAYS WHERE 60% IS PERMITTED; 6) DIVISION 5.7.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING LOT COVERAGE OF 75.5% FOR IMPERVIOUS AREAS WHERE 50% IS PERMITTED FOR PROPERTY LOCATED AT 8740 NW 142ND STREET. (Rey) Pursuant to Division 3.1.(f)1 of the Town of Miami Lakes Land Development Code, ZH 07-42 is a continuance from the January 22, 2008 Town Council Zoning Meeting.

- B. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS/DENYING*] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) DIVISION 5.9.B.1.b. OF THE TOWN LDC TO PERMIT AN EXISTING FENCE 37.5 FEET BEYOND THE TOP OF THE SLOPE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE WHERE FENCES OR WALLS ARE NOT PERMITTED BEYOND THE TOP OF THE SLOPE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE; AND 2) DIVISION 6.5.B.6.b.(2) OF THE TOWN LDC TO PERMIT AN EXISTING BULKHEAD WATERWARD OF THE TOP OF SLOPE TO THE RESIDENCE TO EXTEND 3.25 FEET ABOVE THE EXISTING GRADE WHERE A WATERSIDE BULKHEAD IS NOT PERMITTED TO EXTEND MORE THAN 1 FOOT ABOVE THE EXISTING GRADE, FOR PROPERTY LOCATED AT 6360 LAKE JUNE ROAD. (Rey) Pursuant to Division 3.1.(f)1 of the Town of Miami Lakes Land Development Code, ZH 08-01 is a continuance from the January 22, 2008 Town Council Zoning Meeting.

- C. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS/DENYING*] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT

**CODE TO WAIVE: 1) DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY SETBACK 3 FEET FROM THE REAR (NORTH) PROPERTY LINE WHERE A 10 FOOT SETBACK IS REQUIRED FOR A ONE STORY BUILDING; 2) DIVISIONS 5.2.A.3 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING SETBACK 4 FEET FROM THE INTERIOR (EAST) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 3) DIVISIONS 5.2.A.3 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING SETBACK 3 FEET FROM THE REAR (NORTH) PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 4) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING DETACHED 1 FOOT FROM THE RESIDENCE WHERE ACCESSORY BUILDINGS DETACHED A MINIMUM OF 5 FEET FROM THE RESIDENCE ARE PERMITTED; 5) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING DETACHED FROM THE RESIDENCE 0 FEET FROM ROOF OVERHANGS WHERE ACCESSORY BUILDINGS DETACHED FROM THE RESIDENCE A MINIMUM OF 3 FEET FROM ROOF OVERHANGS ARE PERMITTED; 6) DIVISIONS 5.6.A.1 OF THE TOWN LDC TO PERMIT AN EXISTING DETACHED CANOPY IN THE REQUIRED SIDE YARD WHERE DETACHED CANOPIES IN THE SIDE YARD ARE NOT PERMITTED; 7) DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING DETACHED CANOPY SETBACK 1 FOOT FROM THE INTERIOR (EAST) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 8) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING SPACED APART FROM ANOTHER ACCESSORY BUILDING 2 FEET FROM ROOF OVERHANGS WHERE ACCESSORY BUILDINGS ARE REQUIRED TO BE SPACED APART FROM ANOTHER ACCESSORY BUILDING A MINIMUM OF 3 FEET FROM ROOF OVERHANGS; 9) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING SPACED APART 4 FEET FROM ANOTHER ACCESSORY BUILDING WHERE ACCESSORY BUILDINGS ARE REQUIRED TO BE SPACED APART A MINIMUM OF 5 FEET FROM ANOTHER ACCESSORY BUILDING; 10) DIVISIONS 5.3.A.1 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STRUCTURE**

**SETBACK 1 FOOT FROM THE INTERIOR (EAST) SIDE PROPERTY LINE WHERE 5 FEET IS REQUIRED; 11) DIVISIONS 5.3.A.1 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STRUCTURE DETACHED 4 FEET FROM AN ACCESSORY BUILDING WHERE AN ACCESSORY STRUCTURE DETACHED A MINIMUM OF 5 FEET FROM AN ACCESSORY BUILDING IS PERMITTED; 12) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 14 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (EAST) SIDE YARD; 13) DIVISION 5.7.A.3 OF THE TOWN LDC TO AN EXISTING PAVED REAR DECK SETBACK 1.5 FEET FROM THE REAR (NORTH) PROPERTY LINE WHERE A 3 FOOT SETBACK IS REQUIRED; 14) DIVISION 5.8.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING IMPERVIOUS AREA OF 79% FOR DRIVEWAYS WHERE 60% IS PERMITTED; 15) DIVISION 5.7.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING LOT COVERAGE OF 95% FOR IMPERVIOUS AREAS WHERE 50% IS PERMITTED, FOR PROPERTY LOCATED AT 8931 NW 148TH TERRACE. (Rey)**

- D. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS/DENYING*] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) DIVISION 5.4.A.1 OF THE TOWN LDC TO PERMIT AN EXISTING POOL PUMP MECHANICAL EQUIPMENT AREA SETBACK 0 FEET FROM THE INTERIOR (SOUTH) SIDE PROPERTY LINE WHERE 3 FEET IS REQUIRED; 2) DIVISIONS 5.2.A.3 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING ROOF OVERHANG SETBACK 4 INCHES FROM THE INTERIOR (NORTH) SIDE PROPERTY LINE WHERE 4 FEET IS REQUIRED; 3) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING DETACHED 5.5 FEET FROM THE RESIDENCE WHERE ACCESSORY BUILDINGS DETACHED A MINIMUM OF TEN 10 FEET FROM THE RESIDENCE ARE PERMITTED; 4) DIVISION 5.2.A.4 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING DETACHED FROM THE RESIDENCE 2.5 FEET FROM ROOF OVERHANGS WHERE ACCESSORY BUILDINGS DETACHED FROM**

THE RESIDENCE A MINIMUM OF 6 FEET FROM ROOF OVERHANGS ARE PERMITTED; 5) DIVISION 5.2.A.1 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY BUILDING WITH 182.25 SQUARE FEET OF ROOF AREA WHERE AN ACCESSORY BUILDING EXCEEDING 150 SQUARE FEET OF ROOFED AREA, INCLUDING ROOF OVERHANGS, IS NOT PERMITTED; 6) DIVISION 5.8.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING DRIVEWAY SETBACK 2.5 FROM THE INTERIOR (SOUTH) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 7) DIVISION 5.8.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING IMPERVIOUS AREA OF 72% FOR DRIVEWAYS WHERE 60% IS PERMITTED; 8) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 14.4 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (NORTH) SIDE YARD; 9) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 8.93 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (SOUTH) SIDE YARD; 10) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 1 FOOT FROM THE INTERIOR (NORTH) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 11) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 2.5 FEET FROM THE INTERIOR (SOUTH) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 12) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 2.5 FEET FROM THE REAR (EAST) PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 13) DIVISION 5.7.A.5 OF THE TOWN LDC TO PERMIT AN EXISTING LOT COVERAGE OF 76.22% FOR IMPERVIOUS AREAS WHERE 50% IS PERMITTED, FOR PROPERTY LOCATED AT 16331 NW 84TH COURT. (Rey)

- E. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS/DENYING*] VARIANCES SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 14.40 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE INTERIOR (EAST) SIDE YARD; 2) TO DIVISION

**5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 7.32 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE INTERIOR (WEST) SIDE YARD; 3) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 1.5 FEET FROM THE INTERIOR (WEST) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 4) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 1 FOOT FROM THE REAR PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; 5) DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY SETBACK 20.66 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE 25 FEET IS REQUIRED; 6) DIVISIONS 5.6.A.2 AND 4.2.E. OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY CONSTRUCTED OF ALUMINUM, WHERE CANOPIES MAY ONLY BE CONSTRUCTED OF CANVAS, FABRIC OR VINYL AND PIPE OR CBS CONSTRUCTION TO MATCH THE RESIDENCE, FOR PROPERTY LOCATED AT 8882 NW 163RD TERRACE. (Rey)**

- F. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS,/DENYING*] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) DIVISION 5.4.A.1 OF THE TOWN LDC TO PERMIT AN EXISTING POOL PUMP MECHANICAL EQUIPMENT AREA SETBACK 1 FOOT FROM THE INTERIOR (WEST) SIDE PROPERTY LINE WHERE A 3 FOOT SETBACK IS REQUIRED; 2) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN ACCESSORY STORAGE SHED WITH 49.5 SQUARE FEET OF TOTAL AREA WHERE 30 SQUARE FEET OF AREA PER STRUCTURE IS PERMITTED; 3) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN ACCESSORY STORAGE SHED WITH 9 FEET IN HEIGHT WHERE 5 FEET OF HEIGHT IS PERMITTED; 4) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 5.05 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (EAST) SIDE YARD; 5) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 4.90 FEET WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (WEST) SIDE YARD; 6) DIVISION 5.7.A.5**

**OF THE TOWN LDC TO PERMIT LOT COVERAGE FOR IMPERVIOUS AREAS OF 62.5% WHERE 50% IS PERMITTED; 7) DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN ATTACHED CANOPY SETBACK 9 FEET FROM THE REAR (NORTH) PROPERTY LINE WHERE A 25 FOOT SETBACK IS REQUIRED FOR PROPERTY LOCATED AT 8767 NW 139TH TERRACE. (Rey)**

- G. RESOLUTION OF THE TOWN COUNCIL [*GRANTING, GRANTING WITH CONDITIONS/DENYING*] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE: 1) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED WITH 65.7 SQUARE FEET OF TOTAL AREA WHERE 30 SQUARE FEET OF AREA PER STRUCTURE IS PERMITTED; 2) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED WITH 9 FEET IN HEIGHT WHERE 5 FEET OF HEIGHT IS PERMITTED; 3) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 10 FOOT WIDE PAVED WALKWAY WHERE 3 FEET IS PERMITTED WITHIN THE INTERIOR (NORTH) SIDE YARD; 4) DIVISION 5.9.B.1.b OF THE TOWN LDC TO PERMIT AN EXISTING FENCE EXTENDING 44 FEET BEYOND THE TOP OF THE SLOPE ALONG THE INTERIOR (NORTH) SIDE PROPERTY LINE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE WHERE FENCES OR WALLS ARE NOT PERMITTED BEYOND THE TOP OF THE SLOPE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE; 5) DIVISION 5.9.B.1.b OF THE TOWN LDC TO PERMIT AN EXISTING FENCE EXTENDING 40 FEET BEYOND THE TOP OF THE SLOPE ALONG THE INTERIOR (SOUTH) SIDE PROPERTY LINE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE WHERE FENCES OR WALLS ARE NOT PERMITTED BEYOND THE TOP OF THE SLOPE TOWARD THE LAKE, OR WATERSIDE OF THE SURVEY TIE LINE; 6) DIVISION 6.5.B.6.d.(2) OF THE TOWN LDC TO PERMIT AN EXISTING 675 SQUARE FOOT PAVED DECK AREA LOCATED WATERWARD OF THE TOP OF THE SLOPE WHERE 225 SQUARE FEET OF DECK AREA IS PERMITTED; 7) DIVISION 6.5.B.6.d.(2) OF THE TOWN LDC TO PERMIT AN EXISTING**

**WATERWARD DECK TO ALTER THE ESTABLISHED SLOPE BY 38 INCHES AT ANY POINT ALONG THE DECK WATERWARD OF THE TOP OF SLOPE WHERE DECKS THAT ALTER THE ESTABLISHED SLOPE BY 18 INCHES ARE PERMITTED, FOR PROPERTY LOCATED AT 14275 SABAL DRIVE. (Rey)**

- H. RESOLUTION OF THE TOWN COUNCIL [GRANTING, GRANTING WITH CONDITIONS/DENYING] A VARIANCE SUBMITTED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE TO WAIVE SECTION 33-274.3 OF THE TOWN LDC TO PERMIT PARKING SETBACK 10 FEET FROM THE FRONT (WEST) PROPERTY LINE WHERE A 25 FOOT SETBACK IS REQUIRED, FOR PROPERTY LOCATED AT 14100 PALMETTO FRONTAGE ROAD (Rey)**

## **7. FUTURE MEETINGS:**

**March 11, 2008 REGULAR MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:30 PM**  
**March 18, 2008 ZONING MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:00 PM**

## **8: 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.