

# 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**  
**May 20, 2008**  
**6:01 PM**  
**(Immediately following the LPA Meeting)**  
**Miami Lakes Middle School**  
6425 Miami Lakeway North  
Miami Lakes, Florida 33014

**1. CALL TO ORDER:**

**2. ORDINANCES- FIRST READING:**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC") TO UPDATE AND AMEND: ARTICLE 1, GENERAL PROVISIONS; ARTICLE 2, DECISION MAKING AND ADMINISTRATIVE BODIES; ARTICLE 3, DEVELOPMENT APPROVAL PROCEDURES; ARTICLE 4, ZONING DISTRICT REGULATIONS; ARTICLE 5, ALLOWABLE ENCROACHMENTS INTO THE REQUIRED YARDS AND EXCEPTIONS TO THE MAXIMUM PERMITTED HEIGHTS; ARTICLE 6, SUPPLEMENTARY USE REGULATIONS; AND ARTICLE 7, ENVIRONMENTAL REGULATIONS; PROVIDING FOR INCLUSION IN THE TOWN LDC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)**

**3. RESOLUTIONS:**

- A. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO SEVERAL VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE**

**“TOWN LDC”) [GRANTING/DENYING] A VARIANCE 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 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 FEET 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; AND 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)**

- B. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO SEVERAL VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC")**  
**[GRANTING/DENYING] A VARIANCE TO WAIVE: 1) 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) DIVISIONS 5.6.A.2 AND 4.2.E OF THE TOWN LDC TO PERMIT AN EXISTING ATTACHED CANOPY SETBACK 14 FEET FROM THE REAR (WEST) PROPERTY LINE WHERE A 25 FOOT SETBACK IS REQUIRED; 3) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED WITH 110.78 SQUARE FEET OF TOTAL AREA WHERE 30 SQUARE FEET OF AREA PER STRUCTURE IS PERMITTED; 4) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED SETBACK 1.9 FEET FROM THE REAR (WEST) PROPERTY LINE WHERE A 2 FOOT SETBACK IS REQUIRED; 5) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED SETBACK 0.7 FEET FROM THE INTERIOR (NORTH) SIDE PROPERTY LINE WHERE A 2 FOOT SETBACK IS REQUIRED; 6) DIVISION 5.3.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING ACCESSORY STORAGE SHED WITH 7.5 FEET IN HEIGHT WHERE 5 FEET OF HEIGHT IS PERMITTED; 7) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 4 FEET WIDE PAVED WALKWAY, WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (NORTH) SIDE YARD; 8) DIVISION 5.7.A.2 OF THE TOWN LDC TO PERMIT AN EXISTING 4 FEET WIDE PAVED WALKWAY, WHERE 3 FEET IS PERMITTED WITHIN THE REQUIRED (SOUTH) SIDE YARD; 9) DIVISION**

**5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 1.1 FEET FROM THE REAR (WEST) PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED; AND 10) DIVISION 5.7.A.3 OF THE TOWN LDC TO PERMIT AN EXISTING PAVED REAR DECK SETBACK 0.1 FEET FROM THE INTERIOR (SOUTH) SIDE PROPERTY LINE WHERE A 5 FOOT SETBACK IS REQUIRED, FOR PROPERTY LOCATED AT 16360 NW 91ST COURT. (Rey)**

**C. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A REQUEST FILED IN ACCORDANCE WITH DIVISION 3.3 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE “TOWN LDC”) [APPROVING/DENYING] A CONDITIONAL USE REQUEST PURSUANT TO SECTION 33.13 OF THE TOWN LDC TO PERMIT A PROPOSED ACUTE CARE HOSPITAL IN THE IU-C (INDUSTRIAL DISTRICT CONDITIONAL) WHERE HOSPITALS ARE PROHIBITED IN ALL DISTRICTS UNLESS APPROVED AS A RESULT OF A PUBLIC HEARING, FOR PROPERTY LOCATED NORTH OF NW 77 COURT (PALMETTO FROTAGE ROAD) AND EAST OF NW 82 AVENUE. (Rey)**

**D. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO SEVERAL VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE “TOWN LDC”) [GRANTING/DENYING] A VARIANCE TO WAIVE: 1) DIVISION 6.6.A OF THE TOWN LDC TO PERMIT ACCESSORY STORAGE OF A BOAT OUTSIDE OF A RESIDENTIAL GARAGE, WHERE STORAGE OF BOATS SHALL BE LIMITED TO RESIDENTIAL GARAGES IF THEY WILL FULLY FIT INSIDE THE GARAGE AND ARE STORED WITH THE GARAGE DOOR FULLY CLOSED; AND 2) DIVISION 5.3.A.1 AND 4.2.E OF THE TOWN LDC TO PERMIT THE ACCESSORY STRUCTURE (BOAT), SETBACK 1 FOOT FROM THE INTERIOR (WEST) SIDE PROPERTY LINE WHERE TWO (2) FEET IS REQUIRED, FOR PROPERTY LOCATED AT 8944 NW 164TH STREET. (Rey)**

**E. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A VARIANCE REQUEST FILED IN ACCORDANCE WITH**

**DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE “TOWN LDC”)  
[GRANTING/DENYING] A VARIANCE TO WAIVE DIVISION 6.8.B OF THE TOWN LDC TO PERMIT THE REPLACEMENT OF AN EXISTING ROOF WITH A PROPOSED METAL ROOF WHERE REPLACEMENT WITH SIMILAR BARREL TILE ROOFING MATERIAL AS ORIGINALLY INSTALLED IS REQUIRED, FOR PROPERTY LOCATED AT 14850 DADE PINE AVENUE.  
(Rey)**

**F. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A VARIANCE REQUEST FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE “TOWN LDC”)  
[GRANTING/DENYING] A VARIANCE TO WAIVE DIVISION 6.8.B OF THE TOWN LDC TO PERMIT THE REPLACEMENT OF AN EXISTING ROOF WITH A PROPOSED METAL ROOF WHERE REPLACEMENT WITH SIMILAR BARREL TILE ROOFING MATERIAL AS ORIGINALLY INSTALLED IS REQUIRED, FOR PROPERTY LOCATED AT 16041 WEST TROON CIRCLE.  
(Rey)**

**G. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A REQUEST FILED IN ACCORDANCE WITH DIVISION 3.3 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE “TOWN LDC”)  
[APPROVING/DENYING] A CONDITIONAL USE REQUEST PURSUANT TO SECTION 33.150(A) AND (B) OF THE TOWN LDC FOR LOCATION OF ESTABLISHMENTS AS APPLIED TO ON THE PREMISES SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (LIQUOR, BEER, AND WINE) TO PERMIT A PROPOSED LIQUOR STORE SPACED LESS THAN THE REQUIRED 2,500 FEET FROM A PUBLIC SCHOOL OR RELIGIOUS FACILITY AND SPACED LESS THAN THE REQUIRED 1,500 FEET FROM OTHER EXISTING ALCOHOLIC BEVERAGE USES IN THE BU-2 (SPECIAL BUSINESS DISTRICT), FOR PROPERTY LOCATED AT 15507 NW 67TH AVENUE. (Rey)**

**H. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A**

**REQUEST TO AMEND RESOLUTION NO. 07-527Z,  
APPROVING A SITE PLAN SUBJECT TO CONDITIONS,  
BY MODIFYING CONDITION (d) OF RESOLUTION 07-  
527Z, WHICH RESTRICTED USES ON THE ABOVE  
DESCRIBED PROPERTY, TO EXPAND THE PERMITTED  
USES ON THE SUBJECT PROPERTY, FOR PROPERTY  
LOCATED AT 16400 NW 59TH AVENUE. (Rey)**

**4. FUTURE MEETINGS:**

**June 10, 2008 REGULAR MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:30 PM  
June 17, 2008 ZONING MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:00 PM**

**5. 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 [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov) 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.