

RESOLUTION NO. R01-23-AV

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA; APPROVING NON-USE VARIANCE FILED IN ACCORDANCE WITH SECTION 33-36.1 OF THE TOWN CODE FOR PROPERTY ZONED RU-1 LOCATED AT 13930 ALAMANDA AVENUE, MIAMI LAKES, FLORIDA; TO ALLOW A REAR SETBACK LINE OF 13.75 FEET WHERE 25 FEET IS REQUIRED; PROVIDING FINDINGS; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR RECORDATION; PROVIDING FOR PUBLICATION; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 33-36.1 of the Town Code ¹, Omar & Grisel Rosales (the “Applicant”) has applied to the Town for approval of non-use variances, Application V01-11; and

WHEREAS, Section 33-36.1 of the Town Code provides for an administrative process to review an application for a non-use variance; and

WHEREAS, the Director of Planning and Zoning (the “Director”) has reviewed the application and recommends approval of the variances, a copy of the Director’s Memorandum dated June 4, 2001, (the “Memorandum”) is attached as Exhibit “A” and incorporated into this resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals.

The above recitals are true and correct and incorporated into this resolution by this reference.

¹ Pursuant to Section 8.3 of the Town Charter and Ordinance 2001-01, the applicable provisions of Chapter 33 of the Miami-Dade County Code of Ordinances serve as the Town’s Zoning Code.

Section 2. Findings.

In accordance with Section 33-36.1(d) of the Town Code, The Town Council makes the following findings as recommended by the Director:

- (1) That the variances will be in harmony with the general appearance and character of the community.
- (2) That the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (3) That the barbeque and bar addition is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent residences while affording the applicant a reasonable use of this land.

Section 3. Approval.

The Town Council grants non-use variances to the Applicant from Section 33-50 (setbacks) of the Town Code for property located at 13930 Alamanda Avenue, Miami Lakes, Florida to allow the following:

- (1) a rear setback line of 13.75 feet where 25 feet is required.

Section 4. Conditions of Approval.

Approval of the non-use variances is granted subject to the Applicant's compliance with the following conditions:

- (1) That the applicant provides written approval from the applicable Homeowners' Association or the Miami Lakes Architectural Control Committee.

Section 5. Recordation.

The decision of the Town Council to approve the non-use variances shall be recorded on the official zoning maps of the Town.

Section 6. Publication.

A copy of the decision of the Town Council shall be published in a newspaper of general circulation. The Town Clerk is directed to forward a fully executed copy of this resolution to the director for publication.

Section 7. Effective Date.

The approvals provided in this Resolution shall become effective fifteen (15) days after the decision of the Town Council is published as provided in Section 6 above.

Section 8. Appeal.

In accordance with Section 33-36.1(h) and 33-311(A)(2) of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council within fifteen (15) days after the decision is published. If an appeal is made by an aggrieved property owner in the area, the Director may stop or suspend any construction authorized by the variances until a decision has been made on the appeal.

PASSED AND ADOPTED this 24th day of July, 2001.

Wayne Slaton
WAYNE SLATON, MAYOR

ATTEST:

Beatrix M. Aguiar
TOWN CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

Tom Barishe
ACTING TOWN ATTORNEY

m-Thomson/s-Alonso

Council voted	<u>7-0</u>	as follows:
Mayor Wayne Slaton	<u>Yes</u>	
Vice Mayor Roberto Alonso	<u>Yes</u>	
Councilmember Mary Collins	<u>Yes</u>	
Councilmember Robert Meador	<u>Yes</u>	
Councilmember Michael Pizzi	<u>Yes</u>	
Councilmember Nancy Simon	<u>Yes</u>	
Councilmember Peter Thomson	<u>Yes</u>	



MEMORANDUM

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning

DATE: June 4, 2001

SUBJECT: Omar & Grisel Rosales
(V2001000011)
Administrative Variance
Miami Lakes

FROM: *Alberto J. Torres*
Alberto J. Torres
Zoning Services Division Chief
Department of Planning and Zoning

REQUEST:

1. Non-use variance of setback requirements to permit a barbecue and bar addition to a single family residence to setback 13.75' from the rear (west) property line where 25' is required.

LOCATION: 13930 Alamanda Avenue, Miami Lakes, Florida.

EXISTING ZONING: RU-1, Single-Family Residential District.

SIZE OF PROPERTY: 80' x 105'

IMPACT ON ADJACENT PROPERTIES:

The property is an interior lot in this single-family area, and all the surrounding properties are developed. Owners of the surrounding properties have signed the required waiver form.

Staff has no objections to the proposed variance. The proposed barbecue and bar addition will enhance the pool/patio area of this single family residence and will provide the residents an amenity for their enjoyment of the outdoors as well as for protection from the elements. The proposed addition will be well spaced from the adjacent residences and will not be visually intrusive to the surrounding area.

STAFF'S ANALYSIS:

Based upon the review of the plans for the barbecue and bar addition, I find the following exists:

1. That the variance will be in harmony with the general appearance and character of the community.
2. That the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

ROI-23-AV

EXHIBIT A

V2001000011

Page Two

3. That the barbecue and bar addition is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent residences while affording the applicants reasonable use of this land.

DIRECTOR'S RECOMMENDATION

Approved as requested.

Approved subject to conditions stated above.

Denied.



Diane O'Quinn Williams, Director
Department of Planning and Zoning

DO'QW:AJT:MTF:JDR

