

RESOLUTION NO. 06- 418 Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING REQUESTED VARIANCE(S) FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN CODE TO PERMIT A NEW METAL ROOF (THE "VARIANCE"), FOR PROPERTY LOCATED AT 16840 NW 82 COURT, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Divisions 3.5 of the Town of Miami Lakes (the "Town") Land Development Code ("LDC"), Jose Regueiro and Maria C. Regueiro (collectively, the "Applicant") has applied to the Town for approval of the following: a variance to waive Division 6.8.B of the Town Code to permit a proposed new metal roof in connection with an existing single-family residence (the "Variance"), for property located at 16840 NW 82 Court, Miami Lakes, FL 33016, Folio No. 32-2015-007-0450 (legally described as Lot 39, Block 13, 2ND ADDITION TO ROYAL OAKS, according to the Plat thereof, as recorded in Plat Book 130 at Page 30 of the Public Records of Miami-Dade County, Florida); and

WHEREAS, Division 3.5 of the LDC sets forth the authority of the Town Council to consider and act upon an application for a variance; and

WHEREAS, in accordance with Division 3.9 of the LDC, proper notice has been mailed to the appropriate property owners of record; the public hearing on the Variance has been noticed for Tuesday, June 20, 2006 at 7:00 p.m. at Miami Lakes Middle School, 6425 Miami Lakeway North, Miami Lakes, FL 33014; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town Staff has reviewed the application and recommends approval with conditions of the Variance as set forth in the Staff Analysis and Recommendation dated June 20, 2006 (the “Staff Analysis”), 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.

Section 2. Findings.

- (a) **Variance.** In accordance with Division 3.5(f) of the Town Code, the Town Council, having considered the testimony and evidence in the record presented by all parties, finds that the Applicant does not meet all of the requirements of Division 3.5(f)(1)(a) thru (g) of the Town Code, which are as follows:
1. Variance Consistent with Authorized Powers. That the variance is in fact a variance as set forth in the Land Development Code and within the province of the Town Council; and
 2. Existence of Special Conditions or Circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; and
 3. Conditions Not Created by Applicant. That the special conditions and circumstances do not result from the actions of the Applicant; and
 4. Special Privileges Not Conferred. That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Land Development Code to other similarly situated lands, buildings, or structures in the same zoning district; and
 5. Hardship Conditions Exist. That literal interpretation of the provisions of this Land Development Code would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant. The purchase of property which is an illegal nonconformity with this Land Development Code shall not be

considered a hardship for granting of a variance, nor shall conditions peculiar to the property owner be considered; and

6. Only the Minimum Variance Granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
7. Not Injurious to Public Welfare or Intent of the Land Development Code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Plan and this Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare with regard to the Variance; and/or

(b) the Applicant does not meet all of the criteria in Division 3.5(f)(1)(a) thru (g) of the Town Code, but the Town Council determines that:

1. No objections have been filed by adjoining or directly affected property owners; and
2. Approval of the Variance is justified by practical difficulty on the part of the Applicant.

Section 3. Approval/Denial.

The Variance requesting the non-use variance to permit a proposed new metal roof in connection with the existing single-family residence is [approved].

Section 4. Conditions of Approval.

The Variance is granted subject to the following conditions:

- (a) That the roof system be submitted for the residence as per the "Sketch Survey" submitted for the hearing for 16840 N.W. 82nd Court, Miami Lakes Fl., as prepared by J.F. Lopez & Assoc., Registered Land Surveyor State of Florida, Order No. P871746, and consisting of 1 sheet, to meet with the approval of the Building Department Director, upon the submittal of an application for a permit.
- (b) That in the approval of the roofing system, the same be in accordance with that submitted for the hearing entitled "SolarShield Lifetime Metal Roofing, Inc.," as approved by the Royal Oaks Homeowners Association as per the letter dated March 17, 2006 for the subject property at 16840 NW 82 Court, approving a wave shape roof pattern and terracotta color.

- (c) The applicant shall record the Resolution in the public records of the Clerk of the Circuit and County Court and shall return the original order to the Town Clerk before a permit is issued for the roof.
- (d) The applicant shall obtain a permit and all requisite inspections for the roof, as approved herein, within one year of the date of this approval. If a permit is not obtained or an extension granted within the prescribed time limit then this approval shall become null and void.

Section 5. Appeal.

In accordance with Division 3.10 of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

Section 6. Violation of Conditions.

Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of the approval granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town before they may commence construction or operation, and that the foregoing approvals in this Resolution may be revoked by the Town Council at any time upon a determination that the Applicant is in non-compliance with the Town Code.

Section 7. Effective Date.

This Resolution shall take effect thirty (30) days following the date it is filed with the Town Clerk. If during that time frame, the decision of the Town Council is appealed as provided in the Land Development Code and the Florida Rules of Appellate Procedure, the appeal shall stay the effectiveness of this Resolution until said appeal is resolved by a court of competent jurisdiction.

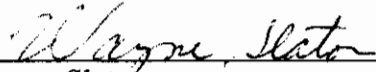
The foregoing resolution was moved upon the practical difficulty standard in Division 3.5(f)(2) of the Town Code by Mary Collins and Seconded by Nancy Simon , and upon being put to a vote the motion carried with each Council Member voting as follows:

Mayor Wayne Slaton	yes
Vice Mayor Robert Meador	yes

Councilmember Roberto Alonso yes
Councilmember Mary Collins yes
Councilmember Michael Pizzi yes
Councilmember Nancy Simon yes
Councilmember Dorothy Cook yes


PASSED AND ADOPTED this 20 day of June 2006.

This Resolution was filed in the Office of the Town Clerk on this 20th day of June, 2006.



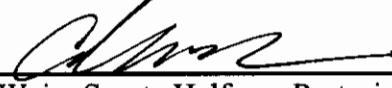
Wayne Slaton
MAYOR

ATTEST:



Debra E. Eastman
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:



Weiss Serota Helfman Pastoriza
Cole & Boniske, P.A.
TOWN ATTORNEY