

RESOLUTION NO. 06-492Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A VARIANCE FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN LAND DEVELOPMENT CODE TO WAIVE SECTION 4.2(E) OF THE LAND DEVELOPMENT CODE WHICH REQUIRES A REAR SETBACK OF 25' IN ORDER TO CONSTRUCT AN ADDITION TO A SINGLE FAMILY RESIDENCE WITH A REAR SETBACK OF 8'-4" IN THE REAR OF THE EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 6890 BAMBOO STREET, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Division 3.5 of the Town of Miami Lakes (the "Town") Land Development Code ("LDC"), Jose Abujasen and Diana Abujasen (the "Applicants") have applied to the Town for approval of the following: a variance to waive Section 4.2E of the LDC, which requires a rear setback of 25' in order to construct an addition with a rear setback of 8'-4" in the rear of the existing single family residence located at 6890 Bamboo Street, Miami Lakes, Florida, legal description: Folio # 32-2023-004-0600; Lot 60, Block 25 of Miami Lakes Section 5, Plat Book 79, Page 81 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, November 21, 2006, at 6:30 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 of the variances, with conditions, as set forth in the Staff Analysis and Recommendation dated November 21, 2006 (the "Staff Analysis"), 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.

Section 2. Findings.

- (a) 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.
- (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.

The Variance requesting the Town to allow for a rear setback of 8' – 4" for the construction of an addition to the rear of an existing single family residence, pursuant to Division 4.2(E) is approved.

Section 4. Conditions of Approval.

The Variance is granted subject to the following conditions:

1. That the site plan be submitted to and meet the approval of the Building Department Director, upon the submittal of an application for a permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, exists, entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be in accordance with that submitted for the hearing entitled "Boundary Survey" for 6890 Bamboo Street, Miami Lakes Fl., as prepared by Miguel Espinosa Land Surveying, Inc., Registered Land Surveyor State of Florida, No. 5101, and consisting of 1 sheet. Approving the requested single family residence addition setback a minimum of 8.4 feet from the rear property line.
3. That the applicant must obtain a letter from all utility companies concerned approving the encroachment of the front driveway, into utility easement along the north property line.
4. 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 addition.
5. The applicant shall obtain a permit and all requisite inspections for the requested addition, at the setbacks 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

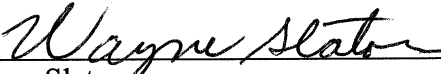
stay the effectiveness of this Resolution until said appeal is resolved by a court of competent jurisdiction.

The Variance of the foregoing Resolution was moved upon the practical difficulty standard in Division 3.5(f) of the Town Code by Pulido and Seconded by Vice Mayor Collins, and upon being put to a vote the motion carried with each Council Member voting as follows:

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

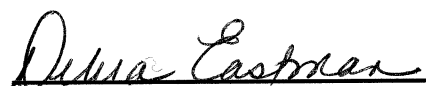
PASSED AND ADOPTED this 21st day of November, 2006.

This Resolution was filed in the Office of the Town Clerk on this 21st day of November, 2006.




Wayne Slaton
MAYOR

ATTEST:



Debra Eastman, MMC
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