

RESOLUTION NO. 08- 611 Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PERTAINING TO VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE: 1) GRANTING A VARIANCE TO WAIVE DIVISIONS 5.3.A.1 AND 4.2.E TO PERMIT AN EXISTING ACCESSORY STRUCTURE SETBACK 4 INCHES FROM THE INTERIOR (EAST) SIDE PROPERTY LINE WHERE 5 FEET IS REQUIRED; 2) GRANTING A VARIANCE TO WAIVE DIVISIONS 5.3.A.1 AND 4.2.E TO PERMIT AN EXISTING ACCESSORY STRUCTURE SETBACK 1.5 FEET FROM THE (SOUTH) REAR PROPERTY LINE WHERE 5 FEET IS REQUIRED; AND 3) GRANTING A VARIANCE TO WAIVE DIVISIONS 5.3.A.1, 5.2.A.4 AND 4.2.E TO PERMIT AN EXISTING ACCESSORY STRUCTURE, WHICH IS DETACHED 4 INCHES FROM THE RESIDENCE, WHERE AN ACCESSORY STRUCTURE SHALL BE DETACHED A MINIMUM OF 10 FEET FROM THE RESIDENCE, FOR PROPERTY LOCATED AT 7410 TWIN SABAL DRIVE, MIAMI LAKES, FLORIDA IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR GRANTING THE REQUESTS COLLECTIVELY REFERRED TO AS THE "VARIANCE;" PROVIDING FOR CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR VIOLATION OF CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Division 3.5 of the Town of Miami Lakes Land Development Code (the "Town LDC"), Edward Piderman and Martha Piderman (the "Applicant") has applied to the Town of Miami Lakes (the "Town") for approval of several variances to waive: 1) Divisions 5.3.A.1 and 4.2.E to permit an existing accessory structure setback 4 inches from the interior (east) side property line where 5 feet is required; 2) Divisions 5.3.A.1 and 4.2.E to permit an existing accessory structure, setback 1.5 feet from the (south) rear property line where 5 feet is required; and 3)

Divisions 5.3.A.1, 5.2.A.4 and 4.2.E to permit an existing accessory structure which is detached 4 inches from the residence, where an accessory structure shall be detached a minimum of 10 feet from the residence (the "Variance") for property located at 7410 Twin Sabal Drive, Miami Lakes, Florida in the RU-1 zoning district, Folio #32-2023-008-0080, and legally described as Lot 8, Block 30 of MIAMI LAKES SECTION SEVEN, according to the Plat thereof recorded in Plat Book 84, Page 34 of the Public Records of Miami-Dade County, Florida; and

**WHEREAS**, Division 3.5 of the Town 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 Town LDC, proper notice was mailed to the appropriate property owners of record; the public hearing on the Variance was noticed for Tuesday, December 18, 2007 at 6:00 p.m. at Miami Lakes Middle School, 6425 Miami Lakeway North, Miami Lakes, Florida 33014; and the hearing was continued to January 22, 2008, at 6:00 p.m., 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 denial without prejudice of Requests #1, #2, and #3 as set forth in the Staff Analysis and Recommendation, on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by 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.**

1. In accordance with Division 3.5(f) of the Town LDC, 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 criteria of Division 3.5(f)(1)(a) thru (g) of the Town LDC, which are as follows:
  - a. 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
  - b. 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
  - c. Conditions Not Created by Applicant. That the special conditions and circumstances do not result from the actions of the Applicant; and
  - d. 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
  - e. 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
  - f. 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
  - g. Not Injurious to Public Welfare or Intent of the Town LDC. 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.

2. The Applicant does not meet all of the criteria in Division 3.5(f)(1)(a) thru (g) of the Town LDC, but the Town Council has determined that:
  - a. Objections have not been filed by adjoining or directly affected property owners; and
  - b. Approval of this Variance is justified by practical difficulty on the part of the Applicant.

**Section 3. Grant/Denial.**

The Variance request to permit:

1. the existing accessory structure setback 4 inches from the interior (east) side property line where 5 feet is required is hereby granted; and
2. the existing accessory structure setback 1.5 feet from the (south) rear property line where 5 feet is required is hereby granted; and
3. the existing accessory structure, which is detached 4 inches from the residence where an accessory structure shall be detached a minimum of 10 feet from the residence is hereby granted.

**Section 4. Conditions.**

The Variance(s) are granted subject to the following conditions:

1. The site plan shall be submitted to and meet the approval of the Building Official, upon the submittal of an application for a permit and/or Certificate of Use and Occupancy. The site plan shall include, but not be limited to, location of structure or structures, exits, entrances, drainage, walls, fences, and landscaping.
2. The approvals granted herein shall be in accordance with the submitted plan for the hearing entitled boundary survey for 7410 Twin Sabal Drive, Miami Lakes, Florida, as prepared by Peter De La Rosa P.L.S., Inc., Registered Land Surveyor State of Florida, No. 3814, and consisting of one (1) sheet, dated July 19, 2007.
3. The Applicant shall record a restrictive covenant within 15 days of approval of the restrictive covenant by the Town Attorney or designee, which shall provide

that the accessory structure approved herein shall be removed: 1) within 2 years of the date this Resolution was passed and adopted; 2) on the date of sale of the subject property; or 3) the date of sale of 7400 Twin Sabal Drive, Miami Lakes, Florida by its current owner, whichever of the three identified events shall occur earlier.

4. The Applicant shall visually screen the accessory structure from view with landscaping approved by the Administrative Official or designee.

5. The Applicant shall not be permitted to use the accessory structure prior to 12:00 PM or after sunset.

6. The Applicant shall remove the accessory structure when a hurricane watch issued for the Town of Miami Lakes by the United States National Weather Service.

7. The Applicant shall record the Resolution in the Official Records of Miami-Dade County, Florida and shall return a copy of the recorded Resolution to the Town Clerk before a permit is issued.

8. The Applicant shall obtain a building permit, for all request(s) approved herein, within one (1) year of the date of this approval. If a building 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 LDC, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, 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 in Section 4, if any, shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence construction or operation, and that the foregoing approval(s), if any, in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

**Section 7. Effective Date.**

This Resolution shall take effect 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 Town LDC 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.

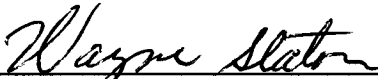
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The foregoing Resolution was adopted by motion by Councilmember  
Richard Pulido and seconded by Councilmember  
Michael Pizzi, by a vote of 6-0- with each Town Councilmember  
voting as follows:


Mayor Wayne Slaton	<u>Absent</u>
Vice-Mayor Nancy Simon	<u>Yes</u>
Councilmember Roberto Alonso	<u>Yes</u>
Councilmember Mary Collins	<u>Yes</u>
Councilmember Robert Meador II	<u>Yes</u>
Councilmember Michael Pizzi	<u>Yes</u>
Councilmember Richard Pulido	<u>Yes</u>

PASSED AND ADOPTED this 22 day of January 2008.


This Resolution was filed in the Office of the Town Clerk on this 15 day of  
February, 2008.

  
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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 SEVOTA HELFMAN PASTORIZA  
COLE & BONISKE, P.L.  
TOWN ATTORNEY