

RESOLUTION NO. 13-1160

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SECTION 13-304 AND SECTION 13-445 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A SITE PLAN AMENDMENT FOR THE ADDITION OF ENCLOSED AIR CONDITIONED SPACE TO AN EXISTING TOWNHOUSE UNIT FOR PROPERTY LOCATED 6488 MIAMI LAKES DRIVE, MIAMI LAKES, FLORIDA, FOLIO NUMBER 32-2024-014-0360, IN THE RU-TH TOWNHOUSE ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pursuant to Sections 13-304 and 13-445 of the Town of Miami Lakes (“Town”) Land Development Code (“LDC”), Geraldine Riggs (the “Applicant”) has applied to the Town for approval of the following: 1) approval of a site plan amendment for the addition of enclosed air conditioned space in the RU-TH (Townhouse) zoning district where additions of enclosed air conditioned space to an existing townhouse require site plan approval at a public hearing for property located 6488 Miami Lakes Drive, Miami Lakes, Florida, Folio #32-2024-014-0360; and

**WHEREAS**, Section 13-304 of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a site plan amendment; and

**WHEREAS**, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record and the hearing was duly advertised in the newspaper; the public hearing on the Conditional Use was noticed for Tuesday, December 10,

2013, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; 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 subject to conditions, of the request for a Site Plan Amendment, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is 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 herein by this reference.

**Section 2. Findings.**

In accordance with Subsection 13-304(h), the Town Council finds that the Applicant meets the criteria for a site plan approval which are as follows:

- (1) In what respects the plan is or is not consistent with the Comprehensive Plan, the purpose and intent of the zoning district in which it is located and any design or planning studies adopted by the Town Council that include recommendations applicable to the design of the site under review.
- (2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.
- (3) In what respects the plan is or is not in conformance with the Town requirements including the design and construction of streets, utility facilities and other essential services.
- (4) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:
  - a. Relationship to adjoining properties, including the arrangement of buildings and landscape to produce spatial relationships that are compatible with, and complementary to, the development and zoning in adjoining areas.
  - b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the



development and be compatible with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impacts on residential development.

- c. Disposition of open space, use of screening or buffering where appropriate to provide a logical transition to existing, permitted or planned uses on adjoining properties.
  - d. Landscaping that enhances architectural features, strengthens vista and important axes, provides shade, blocks noise generated by major roadways and intense-use areas and, to the maximum extent practicable, preserves existing trees on-site.
  - e. Appropriate scale of proposed structures to be compatible with and complementary to existing, permitted or planned uses on adjoining properties and in the immediate area.
  - f. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.
  - g. Service areas which may be provided shall be screened and so located as not to be visible from the public right-of-way and other properties.
  - h. Design of the site shall ensure adequate access for emergency vehicles and personnel.
  - i. Design of the site shall utilize strategies to provide for the conservation of energy and natural resources, including water.
- (5) In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

**Section 3. Approval.** The Site Plan Amendment request to permit the addition of enclosed air-conditioned space to an existing townhouse unit in the RU-TH (Townhouse) zoning district where such additions require a site plan approval by public hearing, is hereby approved.

**Section 4. Conditions.** The Site Plan Amendment is approved subject to the following conditions:

1. The Application's approval is only for improvements specifically indicated on submitted plans as follows: Sheet 1 of 2 and Sheet 2 of 2, prepared by Charles C. Mitchell, P.E., all sheets dated May 20, 2013 and included herein as Exhibit A. Indicated improvements shall be completed in substantial compliance with these

plans, with respect to the townhouse footprint, façade and amount of enclosed floor area. Any changes to the floor plan that would have the effect of adding a bedroom, or that would be beyond a Level One alteration per the Florida Building Code in effect as of the date of this approval, will require an additional site plan amendment.

2. The Applicant shall obtain a building permit for construction of improvements as approved herein within one (1) year of the date of issuance of a final development order, unless an extension is properly granted by the Building Department. If a building permit is not obtained, or an extension granted with the prescribed time limit, this approval shall become null and void.
3. In accordance with Subsection 13-444(20), the exterior of the townhouse, including paint colors and roofing materials/colors, shall be consistent with the remainder of the townhouse development, as approved by the Official Authorized Body.
4. The hours of construction and associated noise shall comply with the Town of Miami Lakes Noise Ordinance No. 04-50.

**Section 4. Appeal.** In accordance with Section 13-310 of the Town LDC, the Applicant of any aggrieved property owner in the area, may appeal the decision by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

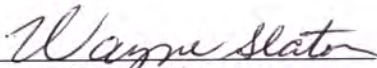
**Section 5. Effective Date.** This Resolution shall take effect immediately.

**PASSED AND ADOPTED** this 10 day of December, 2013.

Motion to adopt by Tim Daubert, second by Manny Cid.

**FINAL VOTE AT ADOPTION**

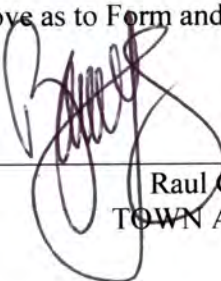
Mayor Wayne Slaton	<u>YES</u>
Vice Mayor Manny Cid	<u>YES</u>
Councilmember Tim Daubert	<u>YES</u>
Councilmember Tony Lama	<u>YES</u>
Councilmember Ceasar Mestre	<u>YES</u>
Councilmember Frank Mingo	<u>YES</u>
Councilmember Nelson Rodriguez	<u>YES</u>

  
Wayne Slaton  
MAYOR

Attest:

  
Majorie Tejada  
TOWN CLERK

Approve as to Form and Legal Sufficiency

  
Raul Gastesi  
TOWN ATTORNEY

**Exhibit A**



### CODE NOTES

ALL WORK AS DESCRIBED IN THE WORKING DRAWINGS SHALL COMPLY WITH THE LATEST EDITION AND SUPPLEMENTS OF THE "FLORIDA BUILDING CODE 2019" AND ANY APPLICABLE NATIONAL, STATE OR COUNTY CODES AND REGULATIONS. CONTRACTOR AND TRADE SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO STARTING THEIR WORK AND ADVISE THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES, OMISSIONS OR CONDITIONS CONTRARY TO THAT OUTLINED ON PLANS.

### CONTENT NOTE:

ALL DETAILS AND SPECIFICATIONS INDICATED IN THESE PLANS WERE CHOSEN TO REPRESENT THE WORK PROPOSED AS ACCURATELY AS POSSIBLE. ALL NOTES AS SHOWN MAY NOT BE INCLUDED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, IT IS THE RESPONSIBILITY OF THE PARTIES TO AGREE TO DETAILS IN WRITING WHICH WILL ALWAYS TAKE PRECEDENCE OVER THESE PLANS.

### WIND PRESSURE CALS:

DESIGN WIND LOADS WERE CALCULATED AS PER CHAPTER 18 OF THE F.L.C. 2019 AND ASIDE 7-1 IS SHOWN THE FOLLOWING CRITERIA:

DESIGN WIND SPEED (V<sub>W</sub>): 175 MPH  
 CORRECTION FACTOR (K<sub>z</sub>): 1.0  
 EXPOSURE: C  
 BUILDING TYPE: "ENCLOSURE"  
 MEAN ROOF HEIGHT: 10 FT  
 LOW PROFILE ROOF  
 BUILDING TYPE: "ENCLOSURE"

### REMODELING NOTES:

#### WALL AND CEILING FINISHES:

FRESH NEW MASONRY WALLS WITH 1/2" ORYAL FINISH  
 FINISH EXTERIOR WITH STUCCO FINISH  
 INSULATE INTERIOR SIDE WITH R-4.1  
 INSULATE NEW CEILING WITH R-19 FIBERGLASS  
 DRYWALL FINISH NEW CEILING OR MATCH EXISTING

#### FLOOR FINISHES:

OWNER TO FINISH WITH CERAMIC TILE LEVEL WITH EXISTING

#### ELECTRICAL:

RELOCATE WALL RECEPTACLES AS SHOWN AND PROVIDE ADDITIONAL OUTLETS, LIGHTS, AND SWITCHES AS PER ELECTRICAL PLAN

#### PLUMBING: NONE

#### MECHANICAL: NONE

#### WINDOWS AND DOORS:

PROVIDE AND INSTALL ALUMINUM SLIDING HUNG WINDOWS IMPACT APPROVED BRONZE FRAMES AND BRONZE TINTED GLASS.

#### SLLS: MARBLE

#### DEMOLITIONS:

REMOVE PORCH SCREENING  
 REMOVE EXISTING GLASS DOORS

WINDOW SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER N.O.A.B	GLASS TYPE ANCHOR TYPE	ALLOWABLE PRESSURES
①	SH 47" WIDE X 30" H 3/4" LAMINATED GLASS / CLEAR GLASS & BRONZE ALUM. FRAMES	EASTERN ARCHITECTURAL SYSTEMS SERIES 700 ALUMINUM SINGLE HUNG WINDOW FL # 10801A	3/4" LAM BRN CLR	PCB 80.0 psf NEB 80.0 psf
②	SH 47" WIDE X 30" H 3/4" LAMINATED GLASS / CLEAR GLASS & BRONZE ALUM. FRAMES	EASTERN ARCHITECTURAL SYSTEMS SERIES 700 ALUMINUM SINGLE HUNG WINDOW FL # 10801A	3/4" LAM BRN CLR	PCB 80.0 psf NEB 80.0 psf
MULL	MULLION ALUMINUM TUBE MULLION 1.1" WIDE LIGHT MULLION	EASTERN ARCHITECTURAL SYSTEMS CLIPPED ALUMINUM TUBE MULLION FL # 10801A	N/A	PCB 91.2 psf NEB 91.2 psf

STORM PROTECTION: NONE REQUIRED | NEW WINDOWS ARE LARGE MIBILE IMPACT APPROVED

DOOR SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER N.O.A.B	GLAZING	ALLOWABLE PRESSURES
A	3/4" W INSULATED OUTDOOR STEEL DOOR	JELD-KEN-NEC SERIES 700 4" X 8" BRNCL OUTDOOR INSULATED STEEL DR FL # 10801A	OPAQUE	PCB 80.0 psf NEB 80.0 psf

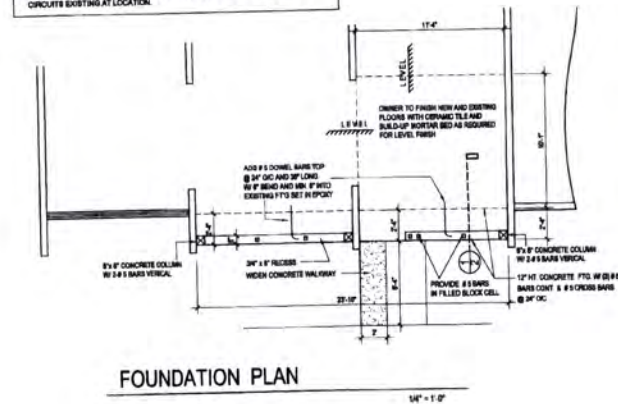
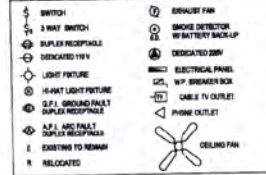
### Electrical Notes:

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE "NATIONAL ELECTRICAL CODE" (NEC) & THE "FLORIDA BUILDING CODE" (FBC).
2. ALL CONDUCTORS UNLESS OTHERWISE NOTED SHALL BE COPPER TW OR THIN INSULATED.
3. INDOOR WIRING MAY BE APPROVED ROMEX. INTERIOR CONDUIT SHALL BE EMT.
4. OUTDOOR OR UNDERGROUND CONDUITS SHALL BE SCHEDULE-40 PVC UNDER PAVED AREAS.
5. ALL SWITCHES TO BE 40" AND OUTLETS 16" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON PLANS.
6. ALL NEW FIXTURES AND THEIR COMPONENTS SHALL BE UL APPROVED AND MEET ALL REQUIREMENTS FOR THE USE WHICH THEY ARE INTENDED.
7. ELECTRICAL CONTRACTOR TO VERIFY ALL NAMEPLATE RATINGS FOR APPLIANCES AND EQUIPMENT TO BE INSTALLED. SIZE CONDUCTORS AND PROVIDE OVER CURRENT PROTECTION AS RECOMMENDED BY MANUFACTURER.
8. ELEC. CONTRACTOR TO COORDINATE ALL FUTURE LOCATIONS WITH HEAVIER AND SUB-CRONTACTORS TO MAKE PROVISIONS OR AVOID ANY CONFLICTS WITH PLACEMENT.
9. ALL PENDANT FIXTURES AND FANS TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE AGREED AND NOTED.

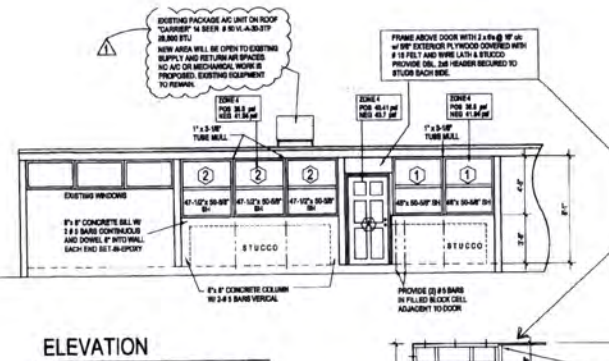
NOTE:  
 ALL NEW 15A OR 20A RECEPTACLES IN NEW AREAS TO BE APPROVED "TRAMP-RESISTANT" TYPE  
 ALL NEW 15W CIRCUITS MUST BE CONNECTED TO A GFCI OR AFCI BREAKER.

NOTE:  
 EXISTING ELECTRICAL SERVICE AND EQUIPMENT TO REMAIN.  
 NEW ELECTRIC OUTLETS TO BE CONNECTED TO EXISTING GENERAL LIGHTING CIRCUITS EXISTING AT LOCATION.

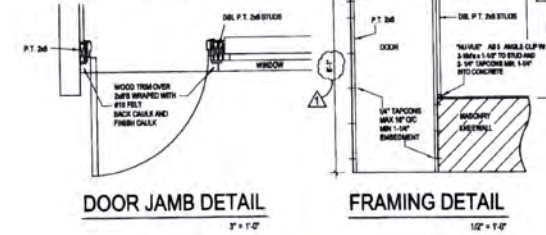
### Electrical Legend:



FOUNDATION PLAN  
1/4" = 1'-0"

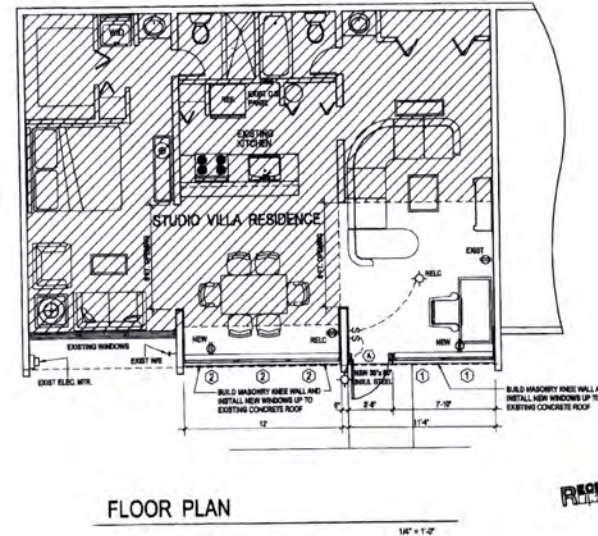


ELEVATION  
1/4" = 1'-0"



DOOR JAMB DETAIL  
1/2" = 1'-0"

FRAMING DETAIL  
1/2" = 1'-0"



FLOOR PLAN  
1/4" = 1'-0"

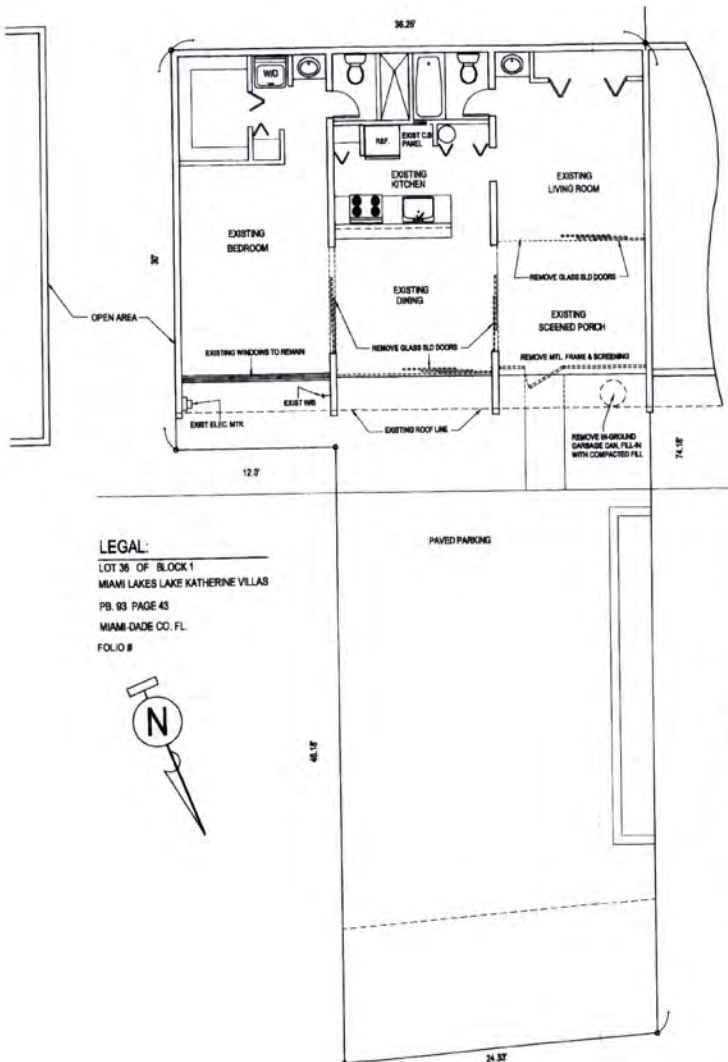
CHARLES C. MITCHELL P.E.  
 STRUCTURAL ENGINEER # 11127  
 1604 N. FEDERAL HIGHWAY  
 HOLLYWOOD, FLORIDA 33022  
 352-966-9668

REVISIONS	
1	5-20-2013

PORCH ENCLOSURE  
 LEGALIZE ROOF

RIGGS RESIDENCE  
 6488 MIAMI LAKES DRIVE EAST  
 MIAMI LAKES, FLORIDA 33014

SHEET  
 1  
 OF 2



EXISTING / SITE / DEMOLITION PLAN

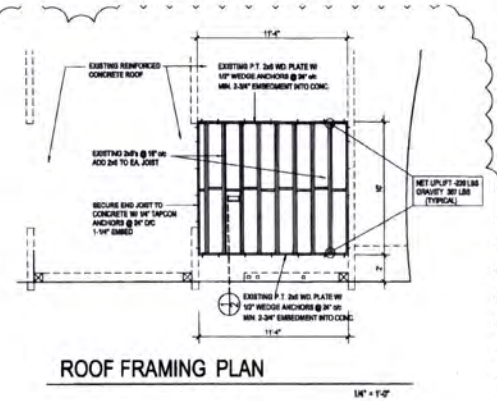
1/4" = 1'-0"

**LEGAL:**  
 LOT 36 OF BLOCK 1  
 MIAMI LAKES LAKE KATHERINE VILLAS  
 PB. 93 PAGE 43  
 MIAMI-DADE CO. FL.  
 FOLIO #



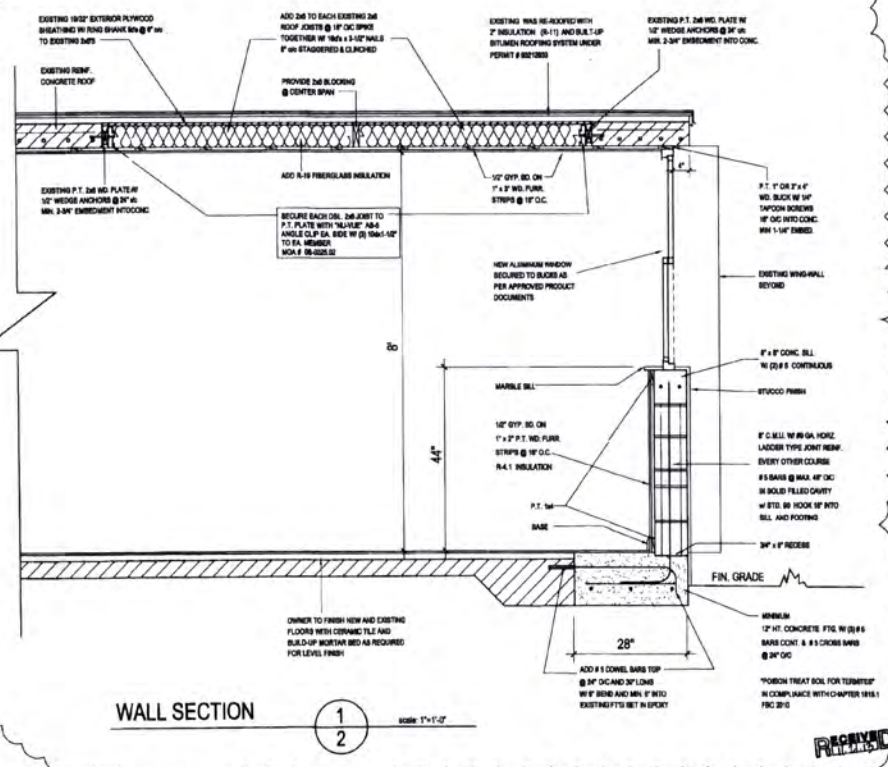
**STRUCTURAL NOTES**

- CODE:** ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2019 EDITION AND ALL LATEST REVISIONS.
- SOIL:** ON SITE OBSERVATION REVEALS NATURALLY OCCURRING SOILS AND ADDED FILL LARGELY CONSISTING OF TOSS AND SHED, CAPABLE OF SUPPORTING A DESIGN LOAD UP TO 2500 P.S.F.
- DESIGN LOADS:** THE STRUCTURE AS PROPOSED ON PLANS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. ALL NEW LOADS DISTRIBUTED BY THE FOUNDATION AND SLAB WILL NOT EXCEED 200 P.S.F.
- STEEL:** ALL REINFORCING BARS SHALL CONFORM TO ASTM A618 GRADE 60 SPECIFICATIONS. ALL RE-BARS SHALL HAVE A MIN. CONCRETE COVER 3 INCHES FOR FOOTING AND SLAB 2 INCHES FOR BEAMS AND COLUMNS.
- CONCRETE:** UNLESS OTHERWISE NOTED ON PLANS CONCRETE SHALL BE MINIMUM 2500 PSI FOR FOOTING 3000 PSI FOR BEAMS AND COLUMNS.
- LAGNER:** ALL WOOD IN CONTACT WITH MASONRY TO BE PRESURE TREATED OR PROTECTED WITH AN APPROVED BARRIER. ALL STRUCTURAL LAMBER USED FOR HORIZONTAL FINISHING SHALL BE NO. 2 DOUGLASS FIR LARCH OR NO. 2 SOUTHERN PINE (MIN OF 1200 PSI TO 1200 PSI FRESH STUDS IN BUCKING).
- FASTENERS:** ALL NAILS AND FASTENERS EXPOSED TO CONCRETE OR WEATHER SHALL BE GALVANIZED OR APPROVED FOR EXTERIOR USE.



ROOF FRAMING PLAN

1/4" = 1'-0"



WALL SECTION

1  
2

SCALE: 1/4" = 1'-0"



**CHARLES C. MITCHELL P.E.**  
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 804 N. FEDERAL HIGHWAY  
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 305-536-5069

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**REVISIONS**

5-20-2013	
8-12-2013	

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**PORCH ENCLOSURE  
 LEGALIZE ROOF**

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**RIGGS RESIDENCE**  
 6488 MIAMI LAKES DRIVE EAST  
 MIAMI LAKES, FLORIDA 33014

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**SHEET  
 2  
 OF 2**