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RESOLUTION NO. 2010-84

ZONING APPLICATION VPB-10-017

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING WITH CONDITIONS THE APPLICATION OF LOUIS A. & ELIZABETH M. BUZONE, LOCATED AT 8820 SW 154th TERRACE, PALMETTO BAY, FLORIDA APPROVING WITH CONDITIONS THE SHED AMNESTY VARIANCE REQUEST FOR SHED SETBACK REQUIREMENTS, TO SETBACK ZERO (0) FEET FROM THE EAST INTERIOR PROPERTY LINE WHERE 7.5 FEET IS REQUIRED AND ONE (1) FOOT FROM THE SOUTH REAR PROPERTY LINE WHERE 5 FEET IS REQUIRED ON A PARCEL ZONED E-M, AT A SIZE OF 94.60 SQUARE FEET, AS PROVIDED FOR UNDER SECTION 33-311, OF THE COUNTY CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 2, 2009, the Village Council pursuant to Ordinance Number 09-03 (“Shed Amnesty Ordinance”) provided for an 18 month shed amnesty program that would allow existing nonconforming sheds to be permitted provided certain conditions are met; and

WHEREAS, the Village created a Shed Administrative Variance process for sheds located more than 3 feet from the property line and under 150 square feet, all other sheds would have to adhere to the provisions of Section 33-311(4)(b) or (c) of the Miami-Dade County Code, and apply for a quasi-judicial hearing for a setback variance; and,

WHEREAS, Planning and Zoning Department issued a recommendation of approval of the shed; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at the Deering Estate on September 20, 2010; and,

WHEREAS, the Mayor and Village Council find, based on substantial competent evidence in the record, that the application pursuant to Section 33-311, of the Miami-Dade County Code, as adopted by the Village relating to the above requests, find that the application, as amended by Council Action is consistent with the Village’s Comprehensive Plan and the applicable land development regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as amended (modified/conditioned) by Council Action as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A hearing on the present application was held on September 20, 2010 in accordance with the Village’s “Quasi-judicial hearing procedures” Ordinance, found at Section 2-107, of the Village’s Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following findings of fact, and conclusions of law.

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2 Section 2. Findings of fact.

3 The subject property is located at 8820 SW 154th Terrace, Palmetto Bay, Florida.
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5 The Council held a public hearing and no one spoke on the application. The Council incorporates by
6 reference the minutes, audio tape, and transcript (if transcribed) into its findings of fact.
7

8 The applicants submitted an application requesting a setback variance to allow an existing shed (11' x 8.6' =
9 94.60 square feet) to have a setback of zero (0) feet from the east interior property line where 7.5 feet is
10 required, and 1 foot from the south rear property line where 5 feet is required on a parcel zoned E-M. The
11 size of the shed does not exceed 150 square feet. The administrative variance process does not apply as the
12 sheds do not meet the 3 feet minimum setback requirement of the administrative process.
13

14 The Mayor and Village Council of the Village of Palmetto Bay recognized that many sheds have been built on
15 residential properties without a building permit, particularly after Hurricane Andrew or other hurricane
16 events. Due to the emergency and security risk situation after hurricanes often permits were not sought by the
17 homeowners. Often, the Village cannot determine whether the sheds were built due to the aftermath of
18 Hurricane Andrew or more recently. In an effort to facilitate legalization and permitting of these structures
19 to ensure that these structures comply with the Florida Building Code, and to obtain compliance within the
20 community, the Village Council desires to create an 18 month amnesty program to legalize shed structures
21 that meet certain requirements of an administrative zoning review and approval process. As such, the Mayor
22 and Village Council adopted an amendment to Chapter 30 of the Village's Code of Ordinances entitled "Shed
23 Amnesty Program" under Ordinance 09-03.
24

25 The amnesty period was for an 18-month period starting in February 2009. Failure to apply for amnesty
26 within the 18-month period shall not cure the violation and each property owner may be liable for civil
27 citations for violation of this Code. This amnesty for certain sheds shall only apply to residential properties
28 within the Village of Palmetto Bay. It shall not apply to commercial properties.

29 In order to issue a permit so that the property owner or representative can call for required inspections, the
30 applicant shall be required to apply for a building permit with the Building Department and provide the
31 Department a detailed set of plans. The application and plans will be processed as per the applicable building
32 code requirements at the time of the shed's construction, provided, there is clearly established evidence of
33 when the shed was constructed. If there is no evidence of when the shed was constructed, the shed shall
34 comply with the current version of the Florida Building Code. Double permit fees shall be waived; only the
35 "original" amnesty permit fee to obtain a building permit shall apply.

36
37 If the ancillary shed is within the side or rear setbacks, is less than 150 square feet; and provided that the
38 location of the shed is more than 3 feet from any point on the structure to the existing side and rear property
39 lines, or a distance required by the Florida Building Code, then the ancillary shed may remain in its current
40 location, upon administrative zoning review and building permit approval as provided above. Any shed of
41 greater size than 150 square feet and/or located within 3 feet of an adjacent property line, then, that shed
42 must either apply for a zoning non-use non-administrative variance hearing, which would need to be granted
43 by the Village Council pursuant to the criteria of Section 33-311(4)(b) or (4)(c) of the Code; or have the shed
44 removed.
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1 Section 3. Conclusions of law.

2 1. The Application is in compliance with the adopted 2005 Village of Palmetto Bay
3 Comprehensive Plan, and Future Land Use Map.

4
5 2. The standard of review for a special exception is found at 33-311(4)(b) and (c), of the
6 Miami-Dade County Code. That the Applicant's request for a setback variance is in compliance with the
7 applicable standards, as conditioned below.

8
9 Section 4. Order.

10
11 A. The Council, pursuant to Section 33-311(4)(b), of the Miami-Dade County Code as applied
12 by the Village, approves with conditions the Applicant's requests for a setback variance to allow an existing
13 shed (11' x 8.6' = 94.60 square feet) to have a setback of zero (0) feet from the east interior property line
14 where 7.5 feet is required, and 1 foot from the south rear property line where 5 feet is required on a parcel
15 zoned E-M. The size of the shed is less than 150 square feet. The existing shed is in keeping with the basic
16 intent and purpose of the zoning and land use regulations. Approval of this application is in character with
17 the existing use of the property and is consistent with the Village's Comprehensive Plan. The Village Council
18 approves the survey prepared for Louis Buzone & Elizabeth Buzone, Markowitz, Davis, Ringel & Trusty,
19 P.A., Attorney's Title Insurance Fund, Inc., consisting of one (1) sheet, survey dated June 1, 2009. This
20 survey was prepared by Gary B. Castel Surveying, Inc. Application denied under Section 33-311(4)(c) of the
21 Code as there is no hardship.

22
23 B. The Village Council conditions/modifies the approval as follows:

- 24
25 1. The applicant is to comply with the requirements of all other applicable
26 departments/agencies as part of the Village of Palmetto Bay building permit submittal
27 process.
28 2. The applicant is to comply with the landscaping and screening requirements and all the
29 requirements imposed by the Village of Palmetto Bay.
30 3. The applicant is to comply with all the requirements of Ordinance Number 09-03 (Shed
31 Amnesty Ordinance).
32 4. Applicants must complete permitting within 60 days of this Zoning approval.

33
34 This is a final order.

35
36 Section 5. Record.

37 The record shall consist of the notice of hearing, the application, documents submitted by the
38 applicant and the applicant's representatives to the Village of Palmetto Bay Planning and Zoning Department
39 in connection with the applications, the Village's recommendation and attached cover sheet and documents,
40 the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and
41 minutes of the hearing. The record shall be maintained by the Village Clerk.

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43 Section 6. This resolution shall take effect immediately upon approval.

44 PASSED and ADOPTED this [20] day of September, 2010.

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Attest: Meighan Alexander
Meighan Alexander
Village Clerk

Eugene P. Flinn, Jr.
Eugene P. Flinn, Jr.
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis
Eve A. Boutsis,
Village Attorney

FINAL VOTE AT ADOPTION:

- Council Member Ed Feller YES
- Council Member Howard Tendrich YES
- Council Member Shelley Stanczyk YES
- Vice-Mayor Brian Pariser YES
- Mayor Eugene P. Flinn, Jr. YES