



TOWN OF MIAMI LAKES, FLORIDA

AGENDA PLANNING AND ZONING BOARD MEETING June 20, 2018 6:30 PM Government Center 6601 Main Street

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Business Requiring Board Action**

QUASI-JUDICIAL PUBLIC HEARINGS - Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

- A. AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; DENYING A VARIANCE REQUEST FROM SECTION 13-1608 TO PERMIT A STANDING SEAM METAL ROOF, WHERE BARREL OR FLAT TILE IS REQUIRED, FOR THE PROPERTY LOCATED AT 7025 TROON CIRCLE,**

**MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT;
PROVIDING FINDINGS; PROVIDING FOR DENYING THE
REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN
EFFECTIVE DATE**

5. Director's Report

6. Adjournment

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at www.miamilakes-fl.gov and is available at Town of Miami Lakes Town Hall, 6601 Main Street, Miami Lakes, FL 33014. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.



Town of Miami Lakes Memorandum

To: Chairman and Board Members
From: Darby Delsalle, AICP
Subject: VARH2018-0333 Metal Roof
Date: 6/20/2018

Recommendation:

Staff recommends denial for the proposal as shown in the attached plans, consisting of six pages, and stamped received on March 23rd, 2018, as it meets only five of the seven variance criteria at section 13-305(f) (1).

Background:

The Applicant is remodeling his home which includes a 160 square foot addition. Originally constructed on Lake Lomond in 1963, the proposed addition is an extension of a renovation completed 1988 that provided for a 680 square foot roof over a flat slab area. The Applicant plans to reroof the entire home, which includes a new gabled section over top the 1988 renovation and the proposed addition. The roofing design desired by the Applicant is a "standing metal seam" roof, to be painted mansard brown, in a style reminiscent of Key West construction. The Applicant's preference is predicated on utilizing a more sustainable material that will improve the home's energy efficiency, heat load, resistance to hurricane damage, and provide for extended durability of the roof. Staff agrees that the roof selected by the Applicant will achieve those objectives, however the Zoning Code requires pitched roofs of single family homes to be constructed with either barrel or flat tiles. The current roofing material is red barrel tile. The Code does permit the Planning and Zoning Board to consider other roofing options.

At least three similar variances have been approved in the last ten years, including one at 16001 Aberdeen Way, within the Lake Lomond neighborhood. Past reports regarding such requests have cited consistency with the Comprehensive Development Master Plan (CDMP) Policy 10B.7.1 that directs the Town to promote design diversity in architecture; emphasizing design quality, design diversity in building architecture, and quality and diversity in building materials. On its own, the vertical panel metal roof is architecturally consistent with the proposed structure as shown in the elevation (see Exhibit A of the Order). Further, the proposed structure captures the design diversity in architecture that the CDMP encourages. As a whole, this project differs architecturally from the Miami Lakes community. However, varied architectural style is a hallmark of the Loch Lomond community. The proposed design does not appear to clash with the existing residences located adjacent to the subject site and or the Loch Lomond neighborhood as a whole. The Applicant has

provided letters of support from the neighbors (see Attachment 1).

If the Planning and Zoning Board is so inclined to approve this request, it may also want to consider forwarding a recommendation to the Town Council to amend the Land Development Code accordingly as this will have been the fourth approval of this type of roofing.

ATTACHMENTS:

Description

Order

Exhibit A - Plans

Exhibit B -Survey

Staff Report

Attachment 1 - letters of support

Legal Ad

Public Notice Mailer

**TOWN OF MIAMI LAKES
PLANNING AND ZONING BOARD
PZB NO: 2018-___**

AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; DENYING A VARIANCE REQUEST FROM SECTION 13-1608 TO PERMIT A STANDING SEAM METAL ROOF, WHERE BARREL OR FLAT TILE IS REQUIRED, FOR THE PROPERTY LOCATED AT 7025 TROON CIRCLE, MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR DENYING THE REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1: Applicant

Applicant: Ebenezer Almenares
Folio: 32-2014-004-1380
Legal description: Lot 37 & RIP TRS Block 4 of Miami Lakes Loch Lomond Section, according to the plat thereof, as recorded in Plat Book 76 at page 91, of the public records of Miami Dade County Florida.
LOCATION: 7025 Troon Circle
Miami Lakes, Florida, 33014
Hearing No.: VARH2018-0333

Section 2. Request:

The Applicant requested the following variance from the Land Development Code:

A variance from Section 13-1608 of the Town's Zoning Code to allow a standing seam metal roof where barrel or tile is required.

Section 3. Findings:

1. In accordance with Section 13-305(f)(1) of the Town's Land Development Code (LDC), the Planning and Zoning Board, having considered the testimony and evidence in the record presented by all parties, finds that the Applicant's request does not comply with the variance criteria at Section 13.305(f)(1)(a) through (g) of the Town LDC, which are as follows:
 - a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
 - b. Whether approval of the Variance would be compatible with development patterns in the Town;
 - c. Whether the essential character of the neighborhood will be preserved;
 - d. Whether the Variance can be approved without causing substantial detriment to adjoining properties;

- e. Whether the Variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Section 4. Denial of Request

Per the Town of Miami Lakes Land Development Code, Article 3, following notice and public hearing on Tuesday, June 20, 2018 at 6:30 P.M. upon findings outlined herein, the Planning and Zoning Board hereby denies the request described in Section 2 above.

Section 5. Appeal

The Applicant, or any affected party, may appeal the decision of the Planning and Zoning Board according to the provisions of Section 13-203 or Section 13-310, of the Land Development Code, as applicable.

Section 6: Order

This is a Final Order.

Section 7: Effective Date.

This Order shall take effect 30 days following the date it is filed with the Town Clerk. If during that time frame, the decision of the Planning and Zoning Board is appealed as provided in the Town LDC and/or the Florida Rules of Appellate Procedure, the appeal shall stay the effectiveness of this Order until said appeal is resolved by a court of competent jurisdiction.

The foregoing Order was approved on initial vote by motion as provided herein by _____ and seconded by _____ by a vote of _____ with each Planning and Zoning Board Member voting as follows:

Chairman Board Member Fred Senra	_____
Vice Chairman Raul De La Sierra	_____
Board Member Homero Cruz	_____
Board Member Robert Julia	_____
Board Member Avelino Leoncio	_____
Board Member Ameli Padron-Fragetta	_____
Board Member Jeffrey Rodriguez	_____

PASSED AND ADOPTED this 20th day of June, 2018.

FRED SENRA
Chairman, Planning and Zoning Board

ATTEST:

GINA INGUANZO
Town Clerk

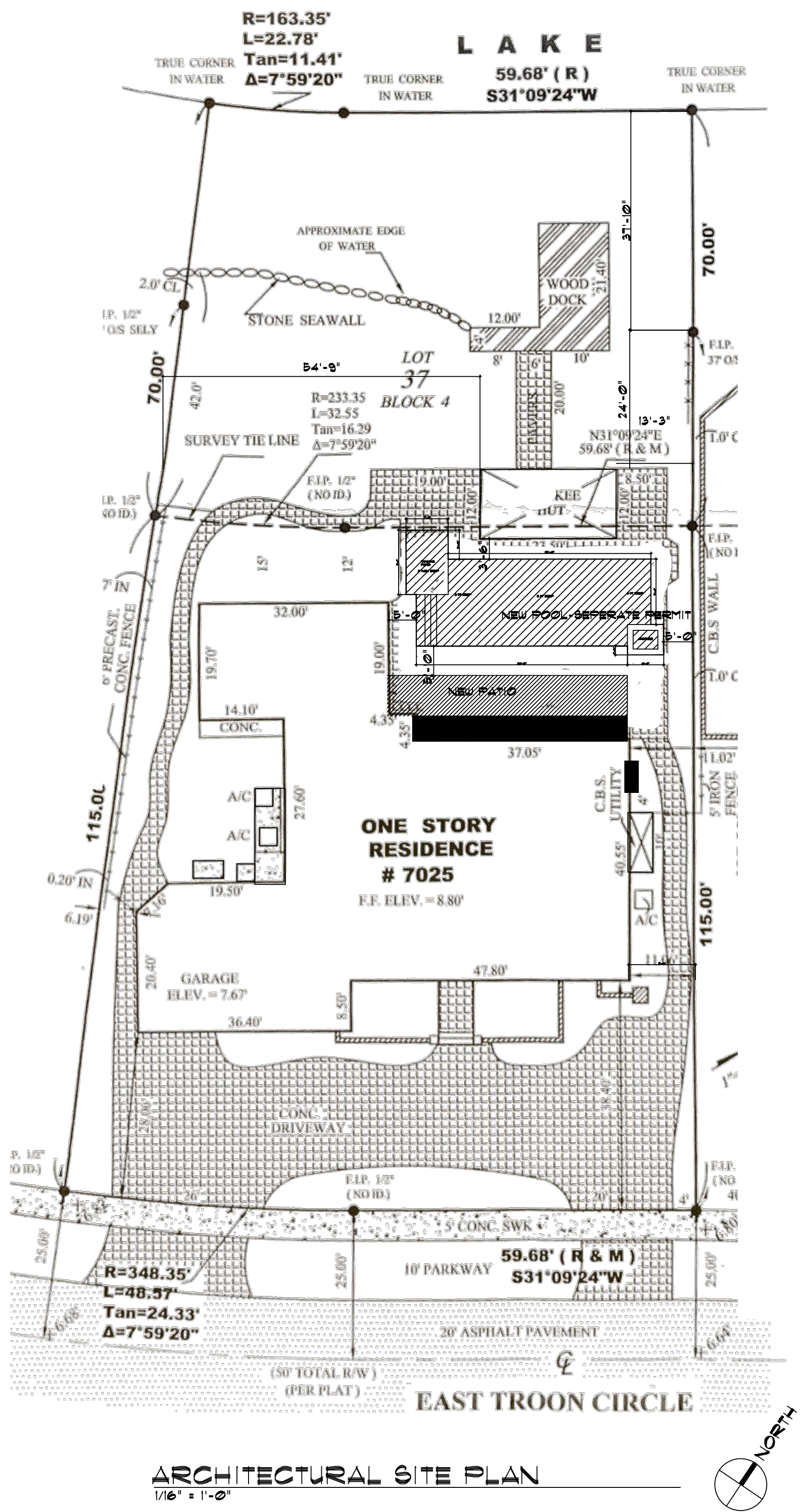
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:

LORENZO COBIELLA
TOWN ATTORNEY

This Order was filed in the Office of the Town Clerk on this ____ day of _____, 2018.

GINA INGUANZO
Town Clerk


SCOPE OF PERMIT
160 SF EXTENSION OF EXISTING FAMILY
ROOM AND KITCHEN REMODELING



STATE OF FLORIDA
JUDGE G. NUCHE
AR 13547
REGISTERED

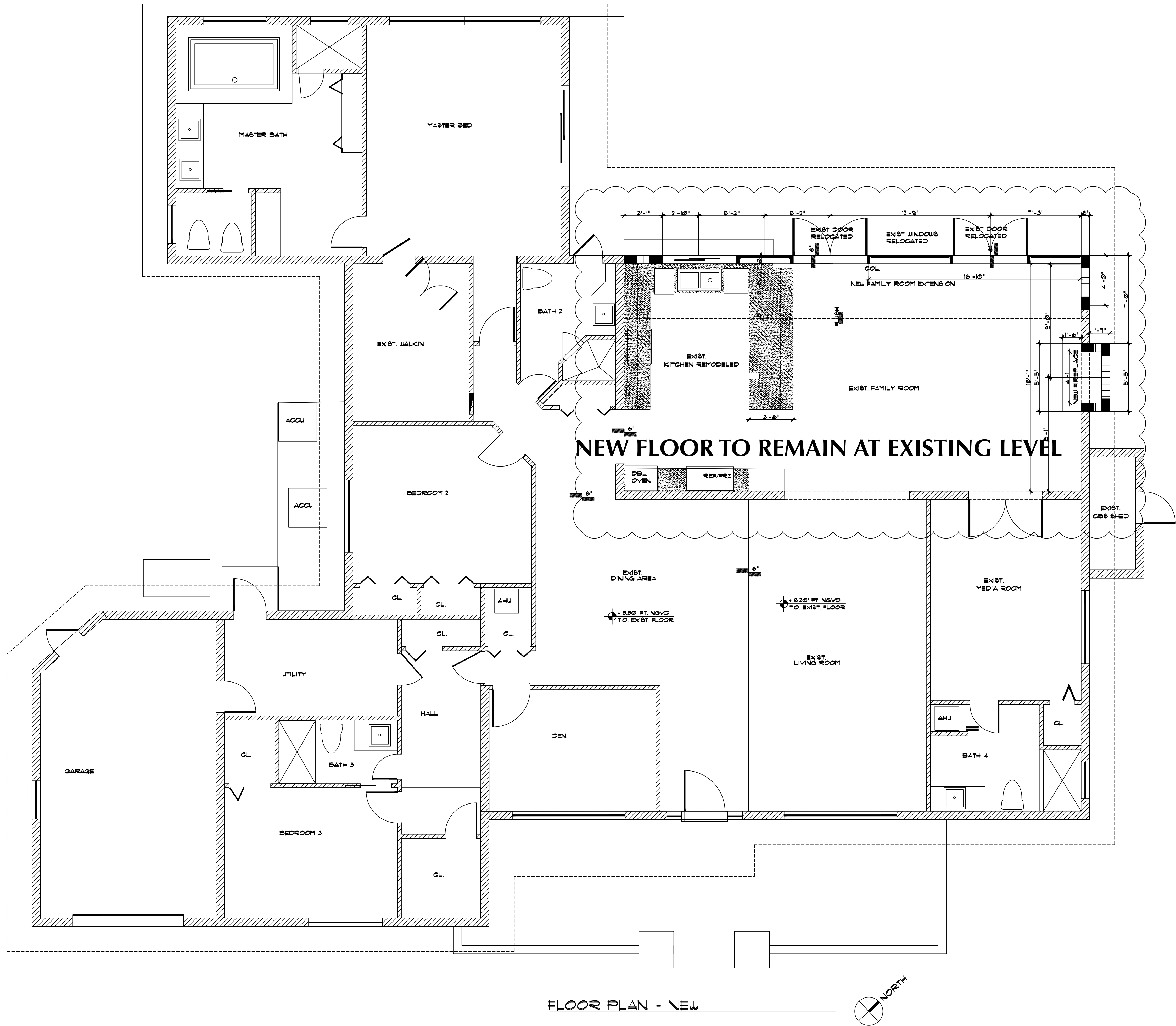
Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 11th AVE. MIAMI FLA. 33165
JNUCHE1 • MAC • COM
(786)290-8616

PRIVATE RESIDENCE-ADDITION/INTERIOR REMODELING
7025 E. TROON CIRCLE MIAMI LAKES FL. 33014
FOLIO-32-2014-004-1380



DESIGN
(786) 290-8616
A1
SHEET

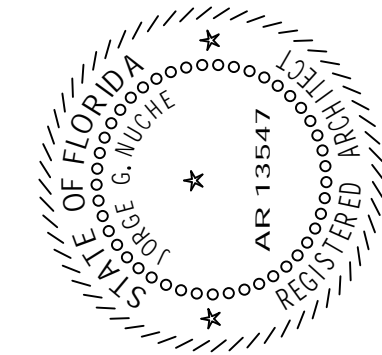
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FLOOR PLAN - NEW

REVISIONS

03/13/18



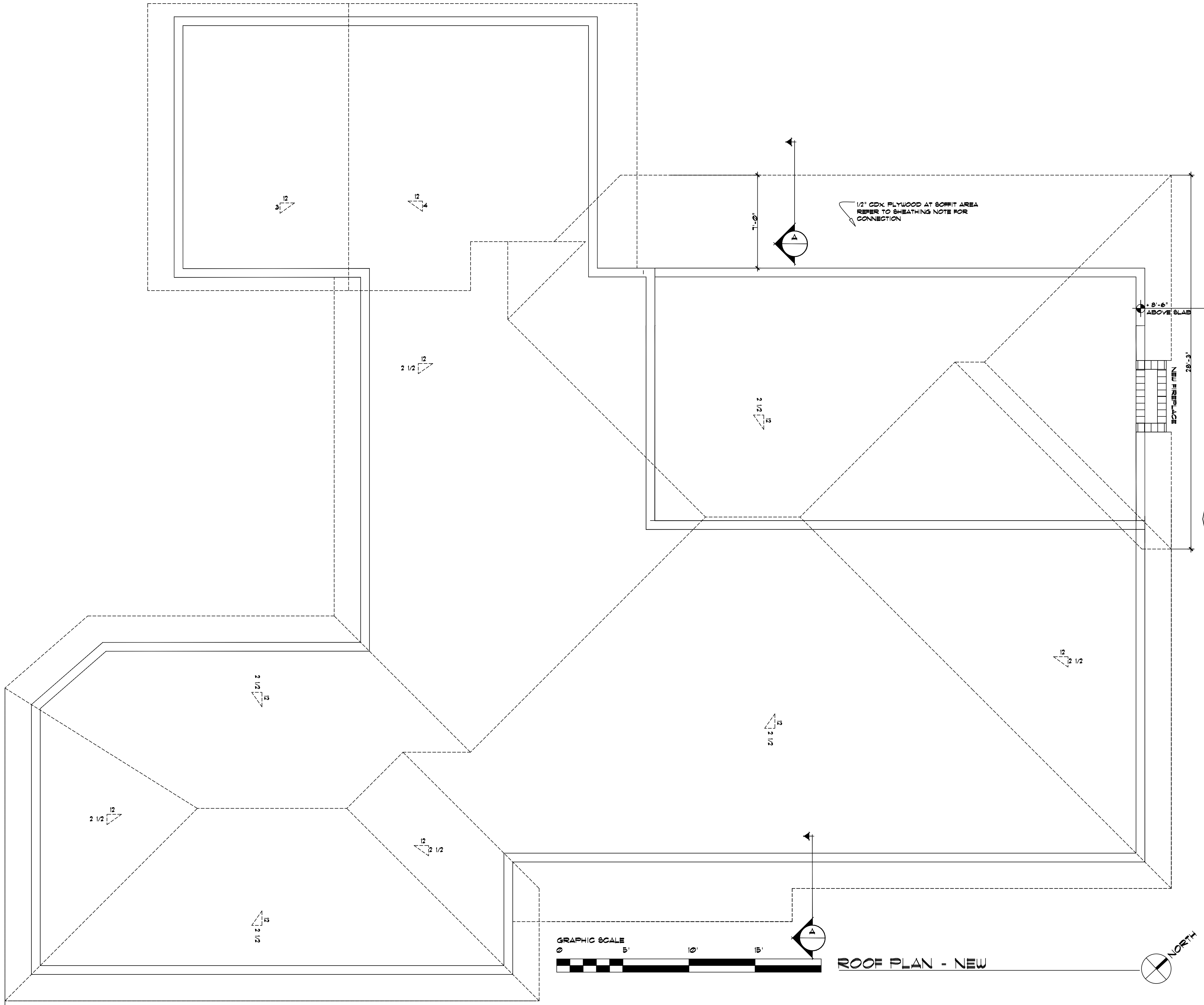
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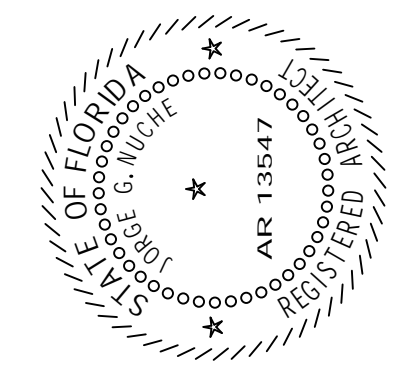
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(786) 290-8616

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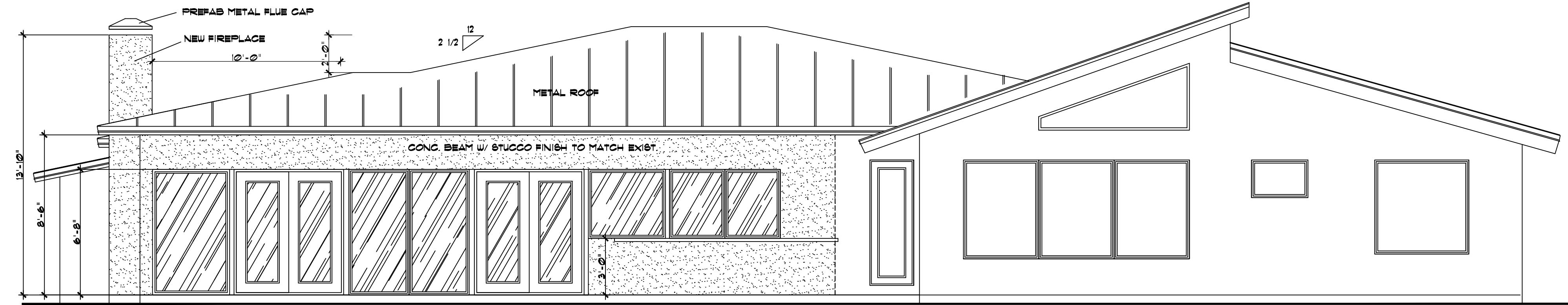
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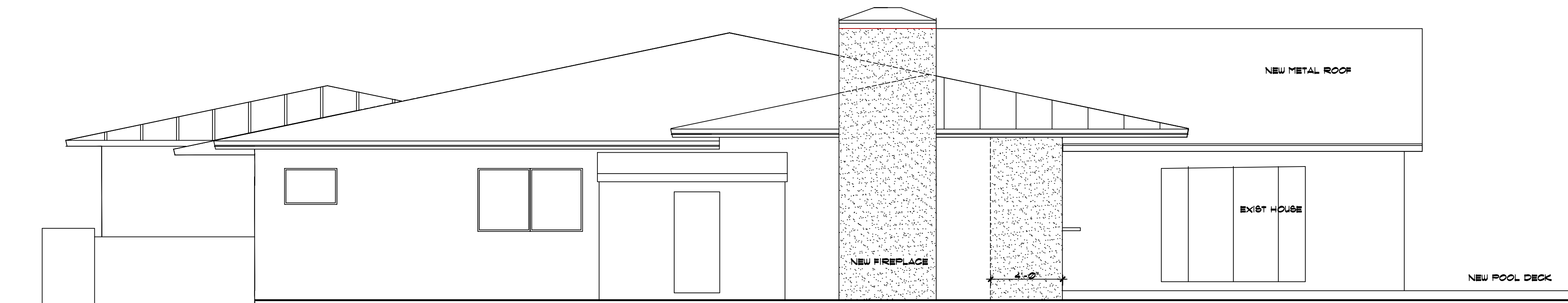
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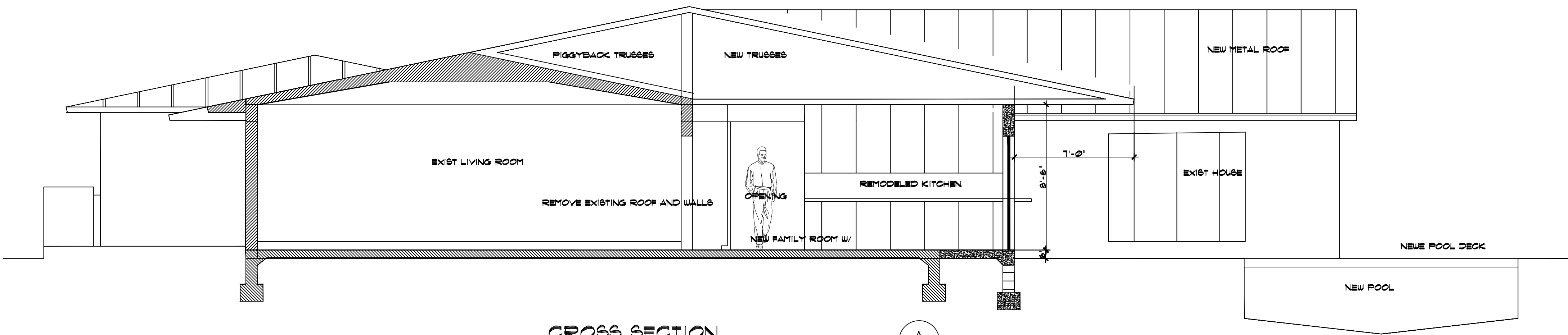
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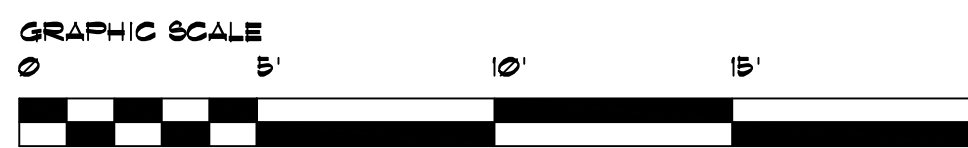
WEST REAR ELEVATION
1/4" = 1'-0"



NORTH SIDE ELEVATION
1/4" = 1'-0"



CROSS SECTION
1/4" = 1'-0"



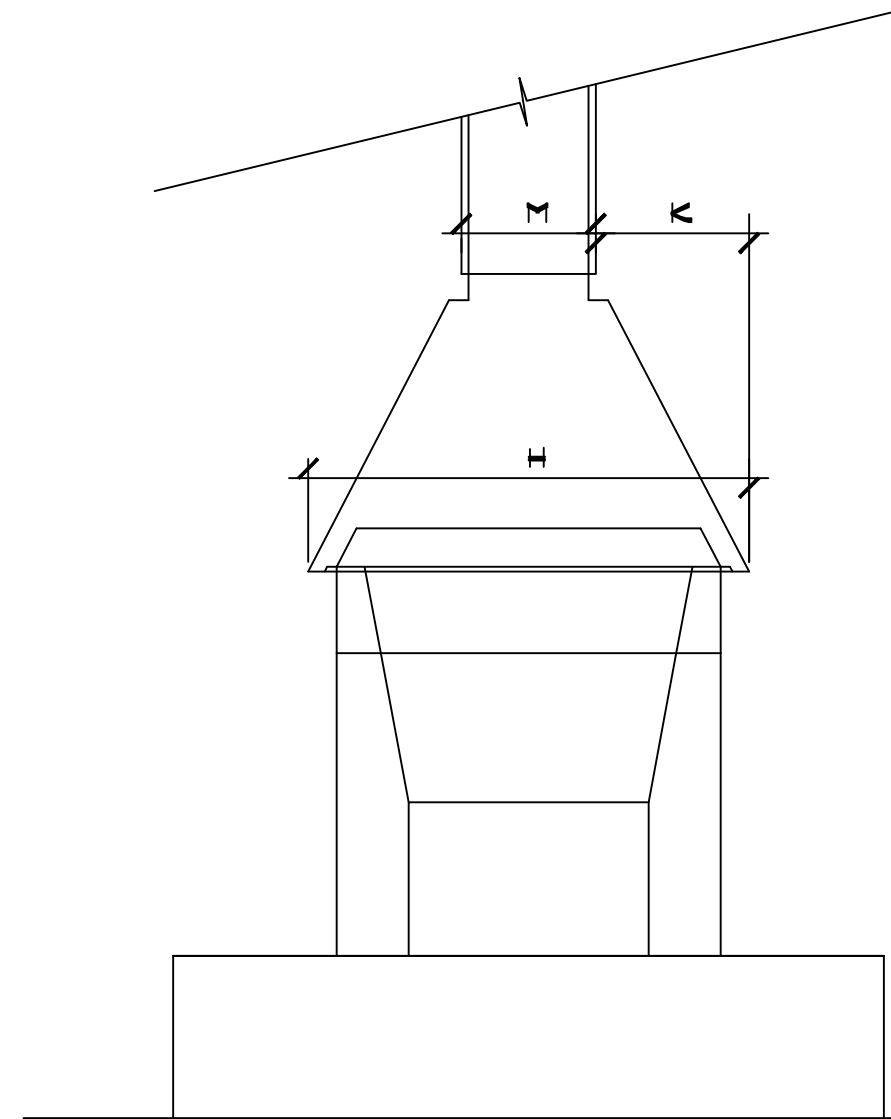
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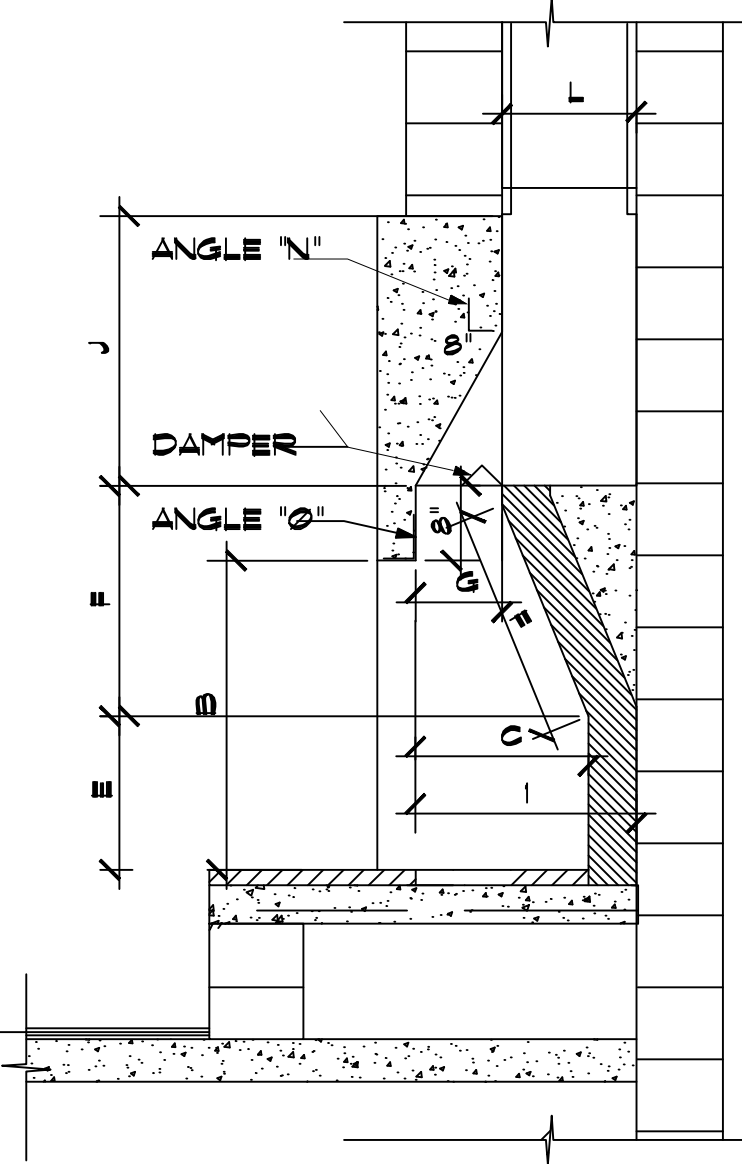
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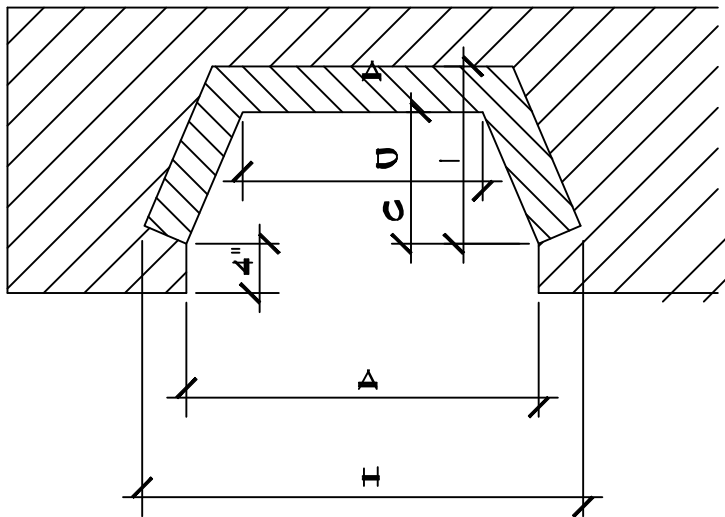
FIREPLACE DATA (Inches)														
WIDTH	HGT.	DEPTH	BACK	VERT. BACK	SLOPE	THROAT	WIDTH	DEPTH	SMOKE CHAM.	RECT.	FLUE LINING SIZES			
A	B	C	D	E	F	G	H	I	J	K	L x M	RND.	K	L x M
24	24	16	11	14	15	8 7/8	32	20	19	11 3/4	8 1/2 x 8 1/2	8	10	8 x 12
26	24	16	13	14	15	8 7/8	34	20	21	12 3/4	8 1/2 x 8 1/2	8	11	8 x 12
28	24	16	15	14	15	8 7/8	36	20	21	11 1/2	8 1/2 x 13	10	12	8 x 12
30	28	16	17	14	18	8 7/8	38	20	24	12 1/2	8 1/2 x 13	10	13	12 x 12
32	28	16	19	14	21	8 7/8	40	20	24	13 1/2	8 1/2 x 13	10	14	12 x 12
36	28	16	23	14	21	8 7/8	44	20	27	15 1/2	13 x 13	12	16	12 x 12
40	28	16	27	14	21	8 7/8	48	20	29	17 1/2	13 x 13	12	16	12 x 12
42	32	16	29	14	23	8 7/8	50	20	32	18 1/2	13 x 13	12	17	16 x 16
48	32	18	33	14	23	8 7/8	56	22	37	21 1/2	13 x 13	15	20	16 x 16
54	37	20	37	16	27	13	68	24	45	25	13 x 18	15	26	16 x 20
60	37	22	42	16	27	13	72	27	45	27	13 x 18	15	26	16 x 20
60	40	22	42	16	28	13	72	27	45	27	18 x 18	18	26	16 x 20
72	40	22	54	16	28	13	84	27	56	33	18 x 18	18	32	20 x 20
84	40	24	64	20	26	13	96	28	67	36	20 x 20	20	36	20 x 20
96	40	24	76	20	26	13	108	28	75	42	24 x 24	22	42	20 x 20



ELEVATION



SECTION A-A



FIREPLACE DETAIL

3/4" = 1'-0"

TIN TAGGED AS PER NOA TO 5/8" PLYWOOD ROOF SHEATHING

PREFAB. SENSOR ROOF TRUSSES @ 24" O.C. MAX. - SEE SHOP DRWS.

5/8" PLAYWOOD ROOF SHEATHING W/ 8D RINK SHANK NAILS- @ 4' O.C.-SEE STRUCT. DUGS.

1X3 FT DRIP

2X4 WOOD BLOCKING

26 GA. GALVANIZED FLASHING

STUCCO FASCIA ON METAL K LATH NAILED TO END OF TRUSS OVERHANG-MATCH EXIST.

ROOF VENT CALCULATIONS

3366 SF/150=22 SF(144)=3168/12SF=44 VENTS REQD MIN 6X12=12 SF EA SOFFIT VENT @ 4 FT O.C./210 LF =68 VENTS PROVIDED

STUCCO ON METAL K LATH ON 1/2 PLYWOOD -SEE STRUCT. DUGS.

POOL DECK BY POOL CONTRACTOR-UNDER SEPARATE PERMIT

EACH TRUSS IS STRAPPED W/ HURRICANE ANCHOR STRAP FULLY NAILED AS PER NOA REQUIREMENTS

EACH TRUSS IS STRAPPED W/ HURRICANE ANCHOR STRAP FULLY NAILED AS PER NOA REQUIREMENTS

IMPACT DOORS. SEE SHOP DRWS.

8" STEMWALL CBS.

CONC. SPREAD FOOTER-SEE STRUCT. DUGS.

TYPICAL DETAIL @ FAMILY ROOM ADDITION

3/4" = 1'-0"

METAL ROOF ON NOA APPROVED APPLICATION ON TO 30" FELT TIN TAGGED AS PER NOA TO 5/8" PLYWOOD ROOF SHEATHING

2'-0" TO MATCH EXIST. (V.I.F) OVERHANG

EACH TRUSS IS STRAPPED W/ HURRICANE ANCHOR STRAP FULLY NAILED AS PER NOA REQUIREMENTS

CONTINUOUS METAL FLASHING

1X3 FT WOOD CONTINUOUS

STUCCO FASCIA ON METAL K LATH NAILED TO END OF TRUSS OVERHANG-MATCH EXIST.

SCREEN VENT 6X12 @ 4'-0" O.C. IN STUCCO SOFFIT TYPICAL

5/8" STUCCO FINISH

8" CONCRETE BLOCK W/ HORIZONTAL REINF. EVERY OTHER COURSE

1-#5 VERTICAL REBAR FROM FTS. TO T.B. 18" BEND CONCRETE FILLED CELL

FINISH GRADE

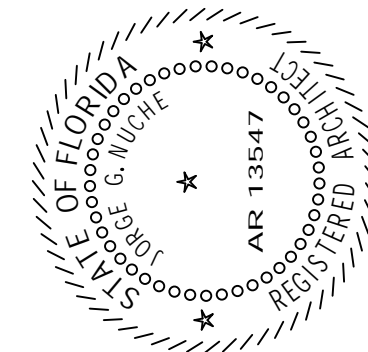
16"X12" CONCRETE FOOTING W/ 2 #5 CONTINUOUS

TYPICAL DETAIL @ SIDE WALL FAMILY ROOM ADDITION

3/4" = 1'-0"

REVISIONS

03/13/18



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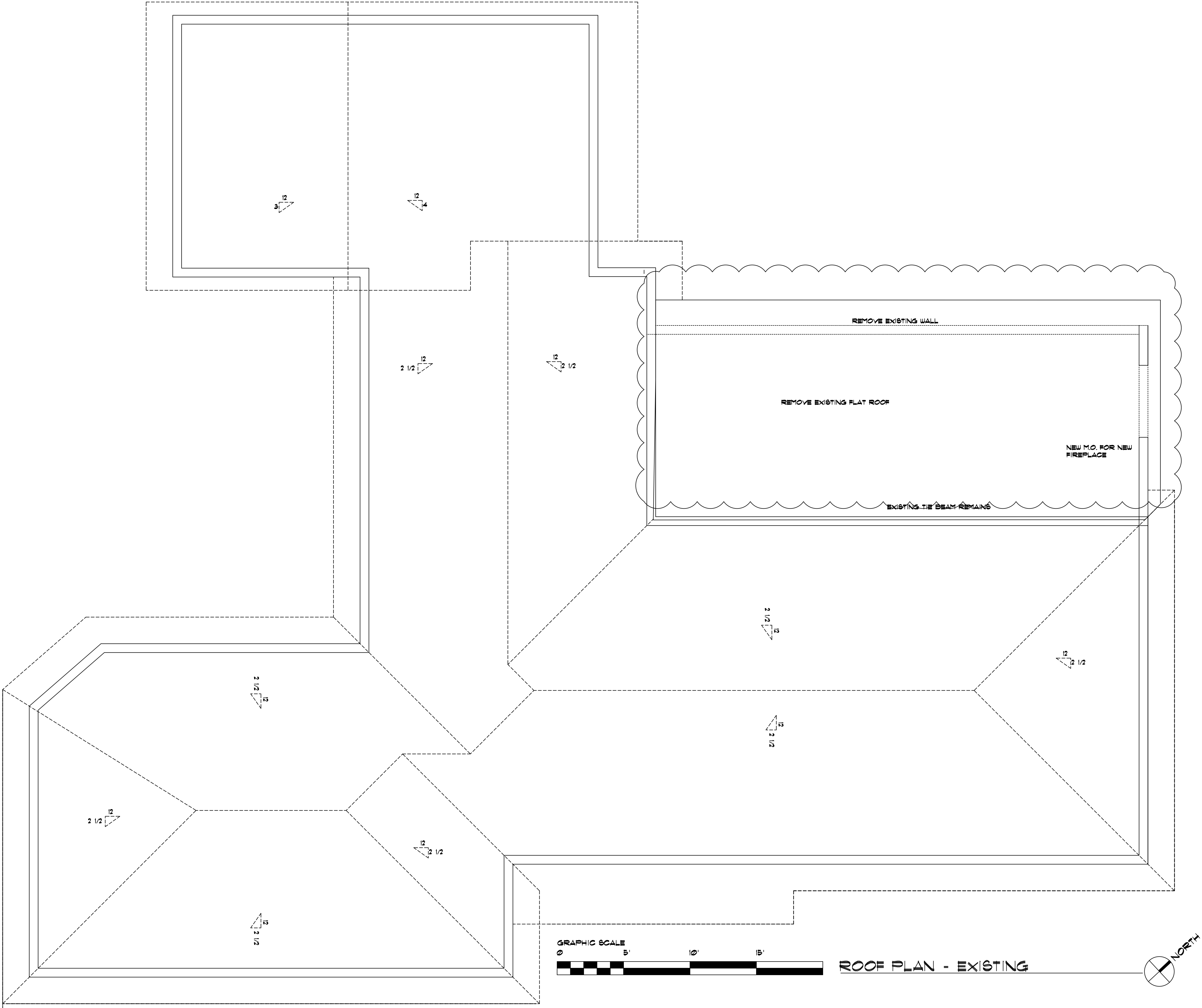


(786) 290-8616

A4

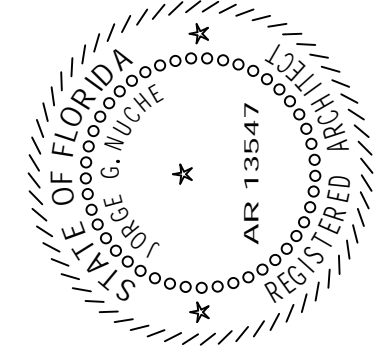
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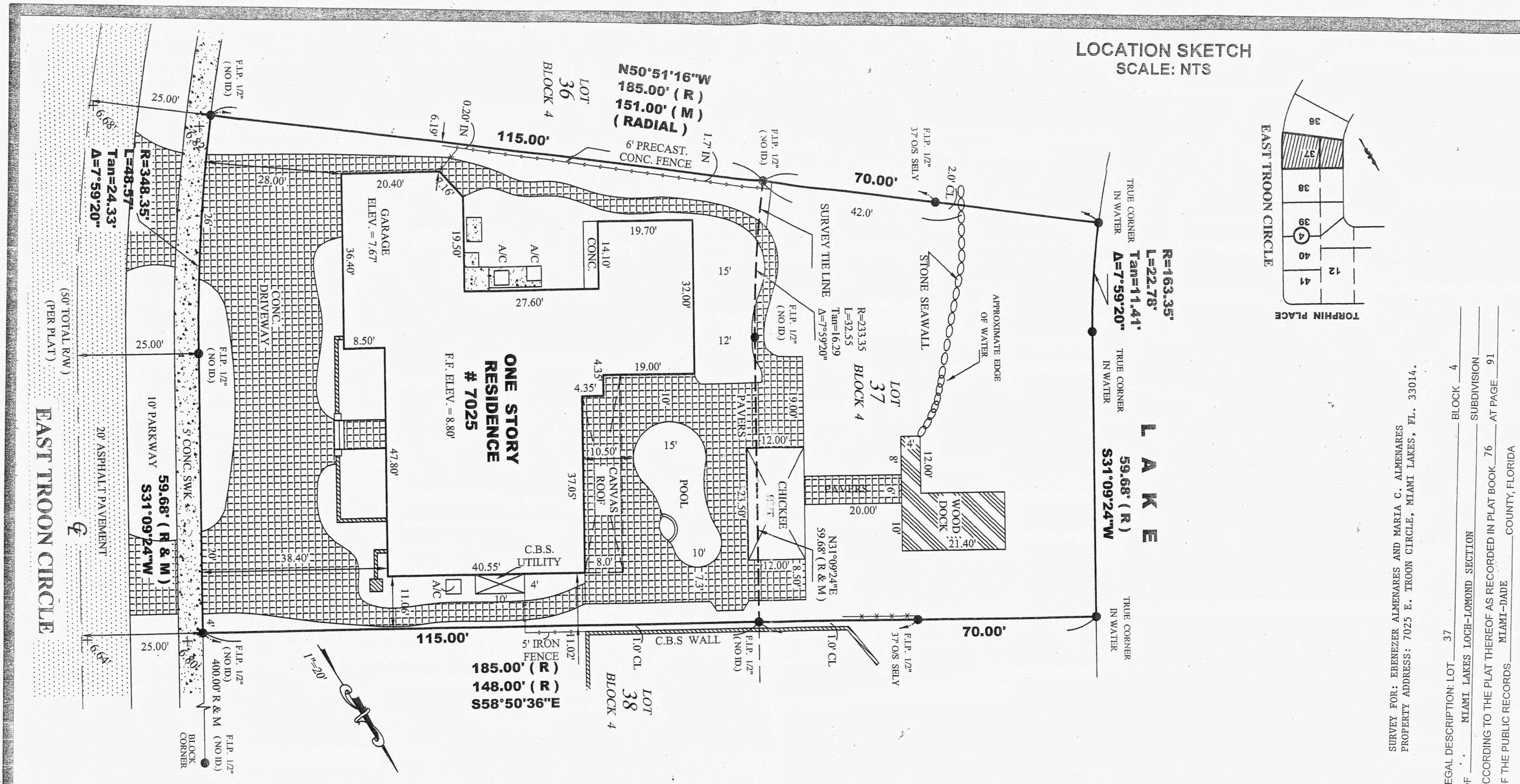
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NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



REVISED:

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 76 PAGE 91

ELEVATION BASED ON LOC. # 2013
CBM# N-492 ELV. 7.22' TYPE OF SURVEY: BOUNDARY SURVEY

HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 6'
PANEL: 0112	COMMUNITY # 120686		
DATE: 12/5/17	SCALE: 1"= 20'	DWN. BY: F. Blanco	JOB No 17-977



Planning Department
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Planning and Zoning Board
From: Darby Delsalle, AICP
Director of Planning

Re:
HEARING NUMBER: VARH2018-0333
APPLICANT: Ebenezer Almenares
FOLIO: 32-2014-004-1380
LEGAL DESCRIPTION: LOT 37 & RIP RTS BLOCK 4
OF MIAMI LAKES LOCH LOMOND SECTION,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLATBOOK 76 AT PAGE 91,
OF THE PUBLIC RECORDS OF MIAMI DADE
COUNTY FLORIDA.

LOCATION: 7025 E Troon Cir
Miami Lakes, Florida, 33014

ZONING DISTRICT: RU-1

Date: June 20, 2018

A. Request

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Ebenezer Almenares (the "Applicant") is requesting the following variance:

A variance from Section 13-1608 of the Town's Zoning Code to allow a Key West style "standing metal seam" roof.

B. Background

The Applicant is remodeling his home which includes a 160 square foot addition. Originally constructed on Lake Lomond in 1963, the proposed addition is an extension of a renovation completed 1988 that provided for a 680 square foot roof over a flat slab area. The Applicant plans to reroof the entire home, which includes a new gabled section over top the 1988 renovation and the proposed addition. The roofing design desired by the Applicant is a "standing metal seam" roof, to be painted mansard brown, in a style reminiscent of Key West construction. The Applicant's preference is predicated on utilizing a more sustainable

material that will improve the home's energy efficiency, heat load, resistance to hurricane damage, and provide for extended durability of the roof. Staff agrees that the roof selected by the Applicant will achieve those objectives, however the Zoning Code requires pitched roofs of single family homes to be constructed with either barrel or flat tiles. The current roofing material is red barrel tile. The Code does permit the Planning and Zoning Board to consider other roofing options.

At least three similar variances have been approved in the last ten years, including one at 16001 Aberdeen Way, within the Lake Lomond neighborhood. Past reports regarding such requests have cited consistency with the Comprehensive Development Master Plan (CDMP) Policy 10B.7.1 that directs the Town to promote design diversity in architecture; emphasizing design quality, design diversity in building architecture, and quality and diversity in building materials. On its own, the vertical panel metal roof is architecturally consistent with the proposed structure as shown in the elevation (see Exhibit A of the Order). Further, the proposed structure captures the design diversity in architecture that the CDMP encourages. As a whole, this project differs architecturally from the Miami Lakes community. However, varied architectural style is a hallmark of the Loch Lomond community. The proposed design does not appear to clash with the existing residences located adjacent to the subject site and or the Loch Lomond neighborhood as a whole. The Applicant has provided letters of support from the neighbors (see Attachment 1).

If the Planning and Zoning Board is so inclined to approve this request, it may also want to consider forwarding a recommendation to the Town Council to amend the Land Development Code accordingly as this will have been the fourth approval of this type of roofing.

C. Staff Recommendation

Staff recommends denial for the proposal as shown in the attached plans, consisting of six pages, and stamped received on March 23rd, 2018, as it meets only five of the seven variance criteria at section 13-305(f)(1).

D. Property Information and Permit History

Zoning District of Property: RU-1 – Single-Family Residential District

Future Land Use Designation: Low Density Residential

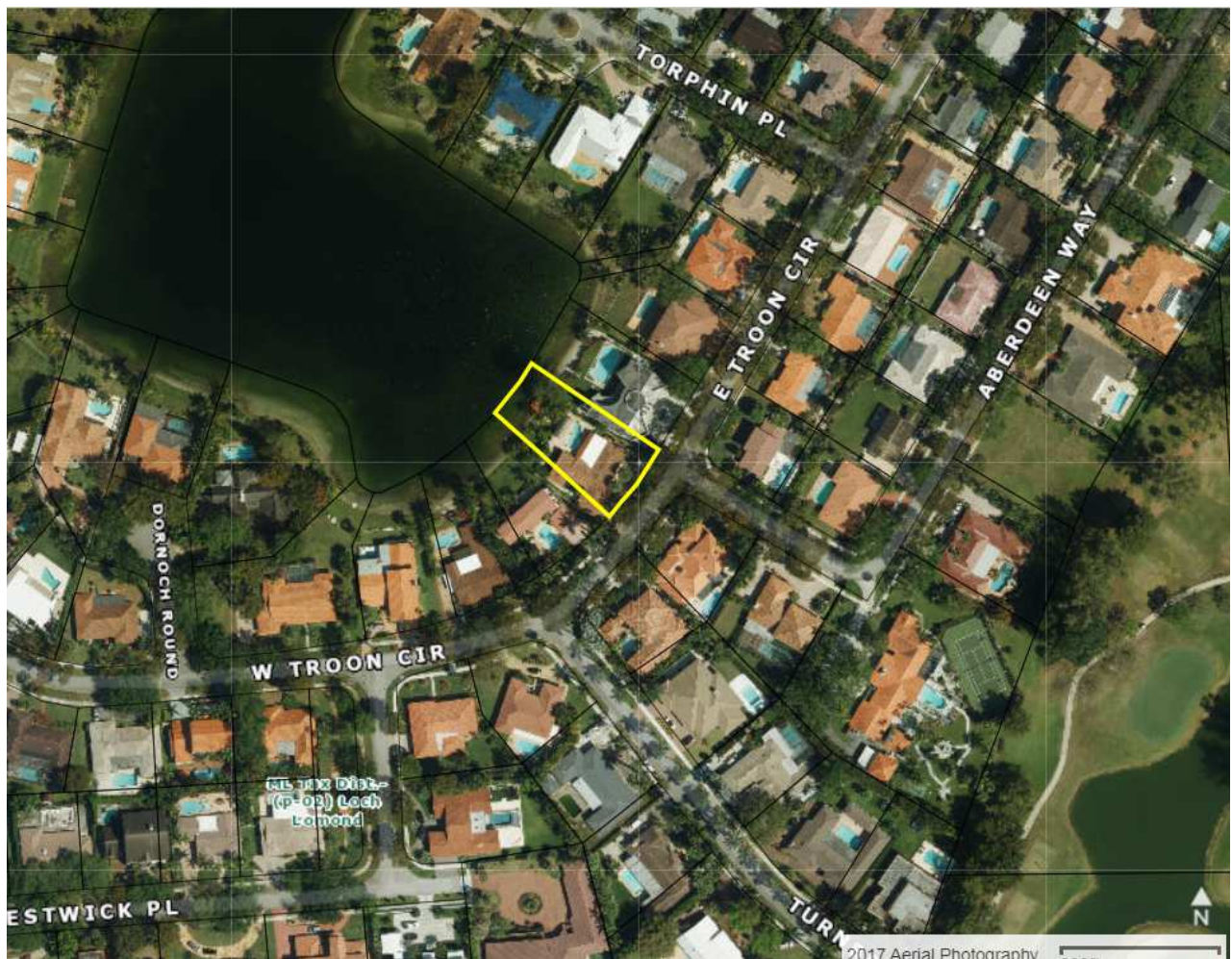
Subject Property:

The subject parcel is a 17,641-square foot waterfront lot on Lake Lomond. The site is improved with a single-family home constructed in 1963 according to Miami Dade County records. It is located at 7025 E Troon Cir within the Low Density Residential Future Land Use Designation and is zoned RU-1 (Single-Family Residential District).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, (RU-1)
South:	Low Density Residential	Single-Family Residential District, (RU-1)
East:	Low Density Residential	Single-Family Residential District, (RU-1)
West:	Low Density Residential	Single-Family Residential District, (RU-1)

Subject Property Location Map



not to scale

Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

Permit number BLR2018-1698 has been issued for the property related to the above-mentioned addition; Also, permit number WKC2018-1760 is currently under review. There are currently no open code violations on this property.

E. Analysis

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

a) The Town has received written support of the specifically identified variance requests from adjoining property owners.

Analysis: The Town has received letters of support for the project. The Town has received letters of support from the Applicants neighbors.

Finding: Complies.

b) The Variance would be compatible with development patterns in the Town.

Analysis: See Section B, Background. The predominant development pattern of single family homes within the Town is with pitched roofs adorned with barrel tiles. A survey of aerial photography found at least one home within the Lake Patricia neighborhood built with a similar roof style as the one requested by the applicant. Such an approval would have required the granting of a variance. At least three similar variances have been approved in the last ten years, including one at 16001 Aberdeen Way within the Lake Lomond neighborhood. Although variances are not precedent setting, it does beg the question as to under what conditions such a roof style maybe considered appropriate. Notwithstanding deed restrictions, if the roof is not considered objectionable to neighbor residents, then it may be considered compatible.

Finding: Complies.

c) The essential character of the neighborhood would be preserved.

Analysis: See Section B, Background, and criteria “b” above. The predominant development pattern of the Loch Lomond community is one of custom homes designed, built, and in some cases further remodeled, to the specifications of each individual owner. In other words, the community does not consist of “cookie cutter” homes. Regardless, the majority of the homes in the neighborhood have pitched roofs with barrel tile, and a handful are developed with flat non-pitched roofs. There is record of at least one home within the neighborhood being granted a variance to construct a similar roof as the one requested by the Applicant. Given the predominant roof style, it does not

appear that the request, on its face, conforms to the Town's Code. However, as stated above, the neighborhood is known for its varied housing style and architecture.

Finding: Complies.

d) The Variance can be approved without causing substantial detriment to adjoining properties.

Analysis: See Section B, Background, and criteria "a", "b" and "c".

Finding: Complies.

e) The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief.

Analysis: See Section B, Background. The product proposed by the Applicant is a more sustainable material that will improve the home's energy efficiency, heat load, resistance to hurricane damage, and extends the durability of the roof. This may provide the benefit of contributing to the overall upkeep of the property in question.

Finding: Complies.

f) The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome.

Analysis: The lot is of typical size and configuration for the neighborhood. Based on the submittals of the applicant, the configuration of the property, and the analysis provided in this report, no unique circumstances exist with regard to the property and/or the Applicant that would make conformance with Code provisions unnecessarily burdensome.

Finding: Does not comply.

g) The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Analysis: See criteria "f". Based on the submittals of the Applicant, the analysis provided by this report, there are no special conditions or circumstances which exist that are not the result of actions beyond the control of the Applicant.

Finding: Does not comply.

June 7, 2018

Town of Miami Lakes

6601 Main Street

Miami, Florida 33014

Re: Installation of a Metal Roof / 7025 East Troon Circle Miami Lakes, FL 33014

Gentlemen:

We hereby would like to request that you consider our Petition for the Approval of the installation of a Metal Roof in our home.

This is what we have found after doing a bit of research that made us choose to want a Metal Roof instead of any others;

After this last Hurricane every time you pass by any neighborhood it could be clearly seen that most of the houses, having shingle and ceramic tile roof suffered severe damage to their roof including ours, and as you are probably very aware the insurance companies are not paying much of the roofs damages, they are actually paying to replace the damage tile shingle and about a foot around it, which really does no good for us the insured because roofing companies would refuse to repair just the damage areas, they would rather replace the entire roof than to make to a small repair, aside from the fact that once repairs are done to an existing roof its warranty is lost.

Research have shown that Metal Roofs can withstand decades of abuse from extreme weather like high winds, hail storms and even wildfires. They have a 140-mph wind rating.

Metal Roofs are also great for the environment, showing that the recycled content of the steel in a metal roof is about 28% and is completely recyclable at the end of its lifespan, therefore this makes metal roofing a green building material.

Its life expectancy is 2 to 3 times longer than a regular roof, its cost is higher than a regular roof but it balances because most come with a true 30 to 50 year warranty. Plus a new metal roof will add to the resale value of any home, save you money on your energy bills, and give you peace of mind that you'll likely never have to re-roof again.

We would also like to inform you that there are many Towns in our state that are changing their roofing regulations to show the Metal Roofs as preference over all.

Please know that all consideration given to our request is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maria C Almenares', with a stylized flourish at the end.

Maria C Almenares

&

A large, stylized handwritten signature in blue ink, appearing to read 'Ebenezer Almenares', with a prominent loop at the end.

Ebenezer Almenares

7025 East Troon Circle

Miami Lakes, FL 33014

Town of Miami Lakes
Building and Zoning Department
Town Hall
6601 Main Street
Miami Lakes, FL 33014

June 7, 2018

RE: Mr. and Mrs. Ebenezer Almenares: 7025 E Troon Circle – Miami Lakes Loch Lomond Section

To Whom It May Concern:

Please accept this letter as our formal expression of support of said neighbors and their desire to update their home, which includes the replacement of their current tile roof to an aluminum roof.

Metal is a durable home roofing material and can improve a home's resale value. A contemporary metal roof on a home can improve that home's resale value by 1 to 6 percent when compared with other roofing materials.

We strongly believe that allowing for more contemporary and updated building choices will enhance the aesthetics of our community.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mayra E. Martinez".

Mayra E Martinez

A handwritten signature in cursive script, appearing to read "Lazaro D. Alonso".

Lazaro D Alonso

A handwritten signature in cursive script, appearing to read "Mayra Alonso".

Mayra Alonso

June 7th, 2018

To whom it may concern,

I, Rodolfo Gonzalez, neighbor at 7040 E Troon Circle Miami Lakes, FL 33014 have no objections for a metal roof at Ebenezer Almenares' home located at 7025 E Troon Circle Miami Lakes, FL 33014.

Kind Regards,

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves, positioned above the printed name Rodolfo Gonzalez.

Rodolfo Gonzalez

June 08, 2018

Re: Mr Ebenezer and Maria Almenares
7025 E. Troon Circle
Miami Lakes, Florida 33014

To Whom It May Concern:

As a longtime resident of Miami Lakes, **Eberaldo and Maria E. Hernandez, 14951 Egan Lane Miami Lakes, Florida 33014.**

We approved and encourage the use of metal roofs. We hope others can also be inspired to make this sustainable choice, which can positively impact our environment while protecting your family.

Regards,

A handwritten signature in black ink, appearing to read "Maria E. Hernandez", with a stylized flourish at the end.

Maria E. Hernandez

June 7, 2018

Town of Miami Lakes

Building and Zoning Department

6601 Main Street

Miami Lakes, FL 33014

Re:Mr. and Mrs. Almenares at 7025 E Troon Circle - Miami Lakes, Florida

To whom it may Concern:

Please know that I have no objections in allowing the installation of a Metal Roof on Mr. and Mrs.

Almenares Home, nor on anyone else's home.

As a Property owner in Miami Lakes, I would love to see more Metal Roofs installed since they enhance the look of the town, aside from all the benefits it provides.

Sincerely,



Yasimy Oliva

15763 NW 80 Ave

Miami Lakes, Florida 33016



Town of Miami Lakes

Notice of Public Zoning Hearing

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Planning and Zoning Board will hold a public hearing on **June 20, 2018 at 6:00 PM at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida 33014** to consider the following request(s) for the subject location(s):

HEARING NUMBER: VARH2018-0333
APPLICANT: Ebenezer Almenares
FOLIO: 32-2014-004-1380
LEGAL DESCRIPTION: LOT 37 & RIP RTS BLOCK 4
OF MIAMI LAKES LOCH LOMOND SECTION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLATBOOK 76 AT PAGE 91, OF THE PUBLIC
RECORDS OF MIAMI DADE COUNTY FLORIDA.
LOCATION: 7025 E Troon Cir
Miami Lakes, Florida, 33014
ZONING DISTRICT: RU-1

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Rudy Martinez (the "Applicant") is requesting the following variance:

1. A variance from Section 13-1608 of the Town's Zoning Code to allow a metal roof.

All persons interested may appear in person, by attorney or agent, by letter, or by email at pz@miamilakes-fl.gov and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes FL 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.

Very truly yours,

Gina Inguanzo
Town Clerk

TOWN of MIAMI LAKES

NOTICE of PUBLIC HEARING

APPLICATION NUMBER:	VARH2018-0333	APPLICANT:	Ebenezer Almenares
FOLIO:	32-2014-004-1380	ZONING:	RU-1
PROJECT LOCATION:	7025 E Troon Cir, Miami Lakes, FL 33014		

APPLICATION: A variance from Section 13-1608 of the Town's Zoning Code to allow a metal roof .

HEARING DATE: June 20, 2018 at 6:00 PM
Town Hall Chambers, 6601 Main Street,
Miami Lakes, Florida 33014

Copies of all materials are available for public inspection during regular business hours at Town Hall, 6601 Main Street, Miami Lakes, Florida, 33014. Anyone needing additional information should contact the Office of the Town Clerk by calling (305) 364-6100.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: All persons interested may appear in person, by attorney or agent, by letter or by email at pz@miamilakes-fl.gov and express objection or support. All documentation pertaining to this item is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes, FL 33014. Any hearing may be opened and continued, and under such circumstances, additional legal notice may be provided only as required by law. Please contact Town Hall at (305) 364-6100 for additional information. If you need special accommodations to participate in the hearing, including mobility, hearing or visual assistance, as per the American with Disabilities Act, please contact the Town Clerk at least two (2) days before the hearing.



**Town of Miami
Lakes**

«Property Owner Name»

«Mailing Address»

«Mailing City and State», «Mailing Zip Code»