



Town of Miami Lakes Memorandum

To: Honorable Chair and Members of the Local Planning Agency

From: Susana Alonso, AICP, Principal Planner

Re: **HEARING NUMBER:** VARH2024-0106
APPLICANT: Juan C Gonzalez
FOLIO: 32-2015-011-0380
LOCATION: 16453 NW 83rd PL
MIAMI LAKES, FLORIDA 33016
ZONING DISTRICT: RU-1

Date: April 2nd, 2024

Recommendation:

Staff recommends approval with conditions for the proposal as shown in the attached plans, received on March 11th. The recommended conditions are as follows

1. Approval shall be substantially consistent with the above-mentioned plans.
2. No other accessory structures be permitted on this lot

Request

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC"), Juan C Gonzalez (the "Applicant") is requesting the following Variance(s) from the Town LDC:

A variance from Section 13-1506 (2) to allow a canopy to project 18 feet into the rear yard where a maximum of 7 feet are allowed

Background

The Applicant is proposing to build a 16' by 18' attached canopy in their rear yard where a maximum of 7 feet long is allowed. The proposed canopy would be 288 square feet which is less than the maximum 350 square feet that is allowed. The proposed canopy would have an 8-foot side setback and an 11 feet 6 inches rear setback. For reference, the requested variances are shown on the "Site Plan".

Attachments: Resolution,
Staff report,
Survey and Plans