



## Town of Miami Lakes Memorandum

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**To:** Honorable Chair and Members of the Local Planning Agency

**From:** Susana Alonso, AICP, Principal Planner

**Subject:** VARH2020-0468 - Harold Robaina - 16390 NW 88 Path.

**Date:** October 27, 2020

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### Requests

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Harold Robaina (the "Applicant") is requesting the following variances:

A variance from Section 13-426 to allow a rear addition with a rear setback of 21 feet where 25 feet are required. And,

A variance from Section 13-1502 to allow an existing tiki hut to remain at its current location with a resulting separation from the new addition of rear addition with a rear setback of 2 feet where 10 feet are required.

### Recommendation:

Staff recommends denial for the proposal as shown in the attached plans, consisting of nine pages, and stamped received on September 4, 2020, as it does not meet the variance criteria at section 13-305(f)(1).

### Background:

The Applicant is proposing to build a 352 square foot addition at the rear of an existing 1,523 square foot single-family home located on 16390 NW 88 Path. The residence is setback 32 feet 7 inches from the front property line and 37 feet from the rear property line. The new addition is proposed to contain a new kitchen. The resulting setback of the residence with the proposed addition is 21 feet where 25 feet are required by the LDC. The rear yard contains, in addition to a pool, a tiki hut measuring 14 feet by 20 feet and setback 5 feet from the rear property line that the Applicant would like to retain in its current location. Should the variance for the addition be granted by the Board, the tiki hut would require an additional variance to remain at its current location because the resulting separation of the accessory building to the main residence is 2 feet where 10 feet minimum are required.

**Attachments:**

Resolution

Plans , survey, and photos

Staff Report