



Town of Miami Lakes Memorandum

To: Honorable Chair and Members of the Local Planning Agency

From: Susana Alonso, AICP, Principal Planner

Subject: VARH2020-0470 - ANGEL L ALOMA - 7759 NW 162 TER.

Date: October 27, 2020

Request

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

A variance from Section 13-1606 to allow storage of a boat on the side yard.

Recommendation:

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

Background:

The Applicant is proposing to store his personal 22.5-foot boat on the street facing side yard of his corner property. The property is surrounded by a six-foot fence at the property line, and the boat is proposed to be stored behind it. Property appraiser's data indicates that Mr. Aloma purchased the property in 2018.

The Town's LDC has prohibited boat storage in residential properties since January 2005. At that time, a registration program for all existing properties with boats was conducted in order to grant them existing nonconforming status; the deadline for registration was April 2005, and no additional properties could register after that. The properties that originally registered a boat, are allowed to register new boats to replace the original boat within 90 days of the purchase of the new vessel. The existing nonconforming status ceases when the property is sold or transferred to a new owner.

Attachments:

Ordinance
Plans , survey, and photos

