



Town of Miami Lakes Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board, of the Town of Miami Lakes, Florida, acting in its capacity as the Town's Local Planning Agency, is to consider and provide a recommendation to the Town Council of the Town of Miami Lakes, at a public hearing on **Tuesday September 3rd, 2024 at 6:30 P.M., or as soon thereafter as the same may be heard, at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida 33014**, the variance(s) and ordinance(s) listed below.

HEARING NUMBER: VARH2024-0280
APPLICANT: Kevin & Tatiana Abraham
FOLIO: 32-2021-003-0260
LOCATION: 8700 NW 153rd Terrace
MIAMI LAKES, FLORIDA 33018
ZONING DISTRICT: RU-1

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC") Kevin & Tatiana Abraham (the "Applicant") is requesting the following Variance(s) from the Town LDC:

1. A variance from Section 13-1508 (2) to allow a driveway approach of 20.8 feet where a 20 foot maximum is allowed
2. A variance from Section 13-1701 (2) to allow a landscaped area that is approximately, but less than, 30% of the required front yard where 40% is required.

And,

HEARING NUMBER: VARH2024-0296
APPLICANT: Ramon Monpeller
FOLIO: 32-2015-018-0480
LOCATION: 8510 NW 164th St
MIAMI LAKES, FLORIDA 33016
ZONING DISTRICT: RU-1

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC") Ramon Monpeller (the "Applicant") are requesting the following Variance(s) from the Town LDC:

1. A variance from Section 13-1502 (2) to allow a pergola to be set back one (1) foot and eight (8) inches from the side property line where 5 feet are required
2. A variance from Section 13-1502 (2) to allow a pergola to be set back two (2) feet and seven (7) inches from the rear property line where 5 feet are required

And,

HEARING NUMBER: VARH2024-0332
APPLICANT: William Warren Properties Inc.
FOLIO: 32-2013-061-0010
LOCATION: N/A
ZONING DISTRICT: IU-C

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC") William Warren Properties Inc (the "Applicant") are requesting the following Variance(s) from the Town LDC:

1. A variance from Section 13-1904(3)(b)(1) to allow four (4) signs where two (2) signs maximum are allowed.
2. A variance from Section 13-904 (3)(b)(1) to allow three (3) wall mounted signs with a maximum letter height of 50 ¾ inches where a maximum of two (2) signs with a maximum letter height of 30 inches is allowed
3. A variance from Section 13-904 (3) to allow a leasing office sign that is 9.54 square feet in area where 2 square feet maximum are allowed

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.

Gina Inguanzo
Town Clerk