



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 March 11th, 2025 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: VARH2024-0489
APPLICANT: Isabel Maria Fernandez
FOLIO: 32-2015-011-0310
LOCATION: 16520 NW 83rd Ct.
MIAMI LAKES, FLORIDA 33016
ZONING DISTRICT: RU-1

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC") Isabel Maria Fernandez (the "Applicant") is requesting the following Variance(s) from the Town LDC:

1. A variance from **Section 13-1502(2)** to allow an after-the-fact Gazebo with a 3-foot setback from the property line where 5 feet are required.
2. A variance from **Section 13-1502(3)** to allow an after-the-fact Gazebo with a 3-foot 6-inch setback from the residence where 10 feet are required.

And,

HEARING NUMBER: VARH2025-0046
APPLICANT: GT Homes Miami Lakes LP
FOLIO: 32-2015-046-0160
LOCATION: 8402 NW 162nd St.
MIAMI LAKES, FLORIDA 33016
ZONING DISTRICT: RU-1

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

1. A variance from the rear setback requirement, to allow for a rear setback of seventeen feet (17') on the Property, where twenty-five feet (25') is typically required; and
2. A variance from the maximum lot coverage requirement, to allow for a lot coverage of 42.4% or 36.5% where thirty-five percent (35%) is the maximum permitted.

And,

HEARING NUMBER: VARH2025-0047
APPLICANT: GT Homes Miami Lakes LP
FOLIO: 32-2015-047-0190
LOCATION: 8441 NW 160th St.
MIAMI LAKES, FLORIDA 33016
ZONING DISTRICT: RU-1

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

1. A variance from the rear setback requirement, to allow for a rear setback of twenty feet (20') on the Property, where twenty-five feet (25') is typically required; and
2. A variance from the maximum lot coverage requirement, to allow for a lot coverage of 37.2% where thirty-five percent (35%) is the maximum permitted.

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 M. Inguanzo
Town Clerk