

**MINUTES**  
**Planning and Zoning Minutes**  
**July 6, 2021**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Chairperson Robert Julia called the meeting to order at 6:30 p.m.

**2. Roll Call:**

The Town Clerk, Gina M. Inguanzo, called the roll with the following Board Members being present: Juan Carlos Fernandez, Mariam Yanes, Vice Chairperson Lynn Matos, and Chairperson Robert Julia were all present. Raul De La Sierra, Avelino Leoncio, and Fred Senra were absent.

**3. Pledge of Allegiance/Moment of Silence:**

Chairperson Julia led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- June 1, 2021 Planning and Zoning Meeting minutes

Vice Chairperson Matos motioned to approve the minutes and Board Member Yanes seconded the motion. All were in favor.

**5. Public Comments:**

Hope Reynolds spoke in support of the Flood Prevention Amendment to the Code Ordinance and Miami Lakes Middle School Legal Studies Team.

Lucia Reynolds spoke in support of the Miami Lakes Middle School Legal Studies Team.

Marta Gonzalez spoke in support of the Miami Lakes Middle School Legal Studies Team.

Bonnie Citron spoke in support of the Miami Lakes Middle School Legal Studies Team.

Mirta Mendez spoke not in favor of variance application of Juan Fernandez.

Marlene Garcia stated she would make her comments at the next meeting. However, she had some questions for the board. The questions were the following: how long the applicant could extend the application? When can a petition against the application be submitted? And when

the next meeting will be held? Deputy Town Attorney Lorenzo Cobiella answered the questions. Mr. Cobiella explained the applicant could ask for as many extensions as needed. The petition would need to be submitted to the Clerk's Office before or at the next Planning and Zoning meeting, and the next meeting would be on Tuesday, August 3<sup>rd</sup>.

**6. Business Requiring Board Action:**

**A. Hearing Number: VARH2021-0150**  
**Applicant: Juan Fernandez**  
**Folio: 32-2014-004-1510**  
**Location: 16100 E Troon Cir**  
**Miami Lakes, Florida 33014**  
**Zoning District: RU-1**

Board Member Fernandez disclosed he had communications with two neighbors of the applicant regarding the variance.

Board Member Yanes disclosed the lobbyist of the applicant approached her to meet to discuss the variance, but the meeting never happened. Board Member Yanes never had any conversations with the lobbyist of the applicant.

Vice Chairperson Matos disclosed had communications with individual that was a mutual friend of the applicant.

The Deputy Town Attorney, Lorenzo Cobiella, read into the record the quasi-judicial public hearing guidelines.

The Town Clerk, Gina Inguanzo, swore in individuals that would be providing testimony as well as the Town Principal Planner, Susana Alonso.

This applicant asked for a continuance due to issue of not having notice of the hearing on the property. Chairperson Julia motioned to move the hearing on this item until the next meeting and Board Member Fernandez seconded the motion. All were in favor.

Chairperson Julia made motion to closed public hearing and to reopen public comments to allow individuals who came to speak on the item. They were encouraged to come back for the next meeting so their comments could be considered testimony. Board Member Fernandez seconded the motion. All were in favor.

**B. Hearing Number: VARH2021-0256**  
**Applicant: Jay Hazelcorn**  
**Folio: 32-2024-008-0410**  
**Location: 6555 Miami Lakeway South**  
**Miami Lakes, Florida 33014**

None of the board members had ex-parte communication with the applicant.

The Deputy Town Attorney, Lorenzo Cobiella, read the variance order into the record.

The Town Clerk, Gina Inguanzo, swore in individuals that would be providing testimony, as well as the Town Principal Planner, Susana Alonso.

Jay Hazelcorn provided to the Town Clerk Gina Inguanzo copies of his PowerPoint presentation to the Board and letters of support for his application including his neighbors.

The Principal Town Planner, Susana Alonso, explained the applicant is requesting a variance from Section Sec. 13-1509 to allow a fence with beyond the tie-line in a waterfront property. Town staff is recommending denial of application because it does not meet the guidelines of hardship or practical difficulty that is required by the Town Code. Mrs. Alonso stated there is a possibility for the applicant to reconfigure the fence design to meet the Town Code.

The applicant, Jay Hazelcorn, gave a PowerPoint presentation explaining his reasons of requesting a variance and proposed design. He stated the Town Building Department issued him a permit for his plans and then he received noticed the work could not be permitted and needed a variance.

Bonnie Citron was sworn in to give testimony. She says she lives on Lake Katherine, and she is the outgoing secretary of the lake association. She explains they are not a homeowner's association, and they have no authority to impose rules or regulations. They just collect dues to maintain the lake.

The Board asked questions of the applicant, Town Deputy Attorney, and the Principal Planner.

Board Member Yanes made a motion to approve the variance application and Chairperson Julia seconded the motion. However, Vice Chairperson Matos mentioned the Board should make sure that the materials mentioned in the Building Permit would be used.

Board Member Yanes amended her motion to approve the variance consistent with the plans already submitted to the Building Department and the boundary survey. Chairperson Julia seconded the motion. All were in favor 4-0.

Board Member Yanes motioned to approve the motion as amended. Board Member Julia seconded the motion. All were in favor 4-0.

## **7. Ordinance**

### **A. Flood Prevention Amendment to the Code (Fernandez)**

Chairperson Julia read the ordinance into the record.

The Principal Town Planner, Susana Alonso, explained the ordinance went before the Town Council for First Reading at the June 8th Council meeting. The council recommended changes consistent with the recommendations of the Planning and Zoning Board that are included in the current version proposed at this Planning and Zoning meeting.

Miami Lakes Middle School Legal Studies students, Jocelyn Hernandez, Maurits Acosta, Lucia Bring, and Gabriela De la Vega, did a Power Point presentation addressing the following the Board and Council concerns: the increased percentage of allowable paving areas, definitions for materials that qualify as permeable pavers including specific minimum permeability rates, language regarding permitting and installation procedures and specifications regarding substrate materials, and language with additional information on the actual products available.

The students, Principal Town Planner Susana Alonso, and Deputy Town Attorney Lorenzo Cobiella answered questions posed by the Board.

Chairperson Julia made a motion to approve the ordinance to move to Second Reading with the Town Council with some alterations to the language. The words “totality of the yard” and “totality of the paving system or pavers” needs to be removed. Furthermore, regarding the green area, turf between pavers should not count towards the 30 % green space required. Board Member Yanes seconded the motion and would like language regarding definitions of expectable paving systems excluding gravel. All were in favor 4-0.

### **B. Green Building Program (Dieguez)**

Chairperson Julia read the ordinance into the record.

The Principal Town Planner, Susana Alonso, explained the Councilmember Josh Dieguez would like to see more incentives for green buildings for private developments. She explained LEED certification of buildings.

Principal Town Planner Susana Alonso answered questions posed by the Board.

Chairman Julia motioned to include the Green Building Program a part of the Land and Development Town Code and amendments to be allowed in the future. Board Member Fernandez seconded the motion. All were in favor 4-0.

**C. Short Term Rentals (Fernandez)**

Chairperson Julia read the ordinance into the record.

Deputy Town Attorney Lorenzo Cobiella explained the definition of short-term rentals. He explained that short-term rentals are like “Air-Bnb” and discussed possible Town code amendments.

Board Member Yanes made motion to move adopt registration process and further research to be done on guidelines that could be put in place for Short Term Rentals. Some guidelines already suggested would be vacation rental license like the City of Hollywood, an option to report inappropriate activity, additional signage, fire extinguisher installation, and limited parking. Furthermore, she asked this ordinance to come before the Board before Second Reading. Board Member Fernandez seconded the motion. All were in favor 4-0.

**8. Director’s Report:**

No report.

**7. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 10:10 p.m.



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Robert Julia  
Chairman

Attest:



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Ashley Shepple  
Deputy Town Clerk