

**MINUTES**  
**Planning and Zoning Minutes**  
**August 3, 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, Raul De La Sierra, Avelino Leoncio, Fred Senra, Vice Chairperson Lynn Matos, and Chairperson Robert Julia were all present. Board Member Mariam Yanes appeared via Zoom.

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

Chairperson Julia led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- August 3, 2021, Planning and Zoning Meeting minutes

Board Member Fernandez motioned to approve the minutes and Board Member Leoncio seconded the motion. All were in favor.

**5. Public Comments:**

Chairman Julia announced before public comments there has not been an application submitted to the Board at this time for a hospital development.

In person, Brian Morera spoke against the possible hospital development on the west side of Miami Lakes.

In person, Bonnie Citron spoke against the possible hospital development on the west side of Miami Lakes.

In person, Mario Ernesto Cubias spoke against the possible hospital development on the west side of Miami Lakes.

In person, Raul Alonso spoke against the possible hospital development on the west side of Miami Lakes.

In person, Daniel Del Rio spoke against the possible hospital development on the west side of Miami Lakes.

In person, Boris Foster spoke against the possible hospital development on the west side of Miami Lakes.

In person, Patricia Hachar spoke against the possible hospital development on the west side of Miami Lakes.

In person, Amy Morales spoke against the possible hospital development on the west side of Miami Lakes.

In person, Juan Pena spoke against the possible hospital development on the west side of Miami Lakes.

In person, Gustavo Gonzalez spoke against the possible hospital development on the west side of Miami Lakes.

In person, Ricardo Gonzalez spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Tina Gallinar spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Hope Reynolds spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Laura Seen spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Nilda Toro spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Angelo Cuarda Garcia spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Mark Warmack spoke against the possible hospital development on the west side of Miami Lakes.

On Zoom, Susana Herrera spoke against the possible hospital development on the west side of Miami Lakes.

## **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 Members De La Sierra, Fernandez, Yanes, Vice Chairperson Matos, Chairperson Julia, had ex-parte communication regarding the application.

Deputy Town Attorney, Lorenzo Cobiella, read the quasi-judicial rules into the record. Chairman Julia read the variance order into the record.

Deputy Town Clerk, Ashley Shepple, swore in individuals that would be providing testimony, as well as the Town Principal Planner, Susana Alonso.

The Principal Town Planner, Susana Alonso, explained the applicant is requesting a variance from Section Sec. 13-1509 to allow a fence with a front setback of zero (0) feet where twenty-five (25) feet are required and a variance from Section 13-1509 to allow a fence at the property line in a side yard facing a street where a fifteen (15)-foot setback is required. She further explained this application was heard on the April 6, 2021, Planning and Zoning meeting, and the applicant retracted his application for a later date. The Board had advised the applicant for a new reconfiguration and for the applicant to come back and present the new application. Mrs. Alonso stated the application being heard is the same application and with no changes made. The applicant currently is still pursuing the same configuration and aesthetics of the fence and variance. Lastly, Mrs. Alonso explained town staff still does not recommend approval of the variance.

Kenneth Damas, the attorney of the applicant, represented the applicant and gave a PowerPoint Presentation in support of the request. Mr. Damas provided to the Clerk's Office an electronic file of the presentation. The presentation included a petition of Loch Lomand residents' signatures in support of the application. There were 44 signatures. Mr. Damas also provided physical copies of the dimensions from the street to physical property of the surrounding homes near the applicant's home.

The Principal Town Planner, Susana Alonso, provided to the Clerk's Office and the Board two emails in opposition of the application. One from Frank Moore and Marlene Garcia, residents of Loch Lomand. Mrs. Alonso also provided a petition of resident signatures in opposition. There were 46 signatures on the petition.

The following residents provided testimony in opposition of the application in-person: Marlene Garcia, Jodie Graham, Luis Cordova, and Amy Alonso.

The following residents provided testimony in opposition of the application on Zoom: Angel Alvarez, Beatriz, Raul, Rene Basulto, Rosemary, Tony, Veronica Perez, Frank Moore, Mya Moore.

The following residents provided testimony in support of the applicant on Zoom: Angel Pinto and Jesus.

After the Board discussion and asking questions of Mr. Damas about the application,

Board Member De la Sierra motioned to deny the application based on staff recommendations. Board Member Senra and Board Member Leoncio seconded the motion. The Deputy Town Clerk Ashley Shepple called the roll and all were in favor, 7-0.

**7. Director's Report:**

No report.

**7. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 8:30 p.m.



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Robert Julia  
Chairman

Attest:

*Ashley Sheppie*

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Ashley Sheppie  
Deputy Town Clerk