

**MINUTES**  
**Planning and Zoning Minutes**  
**November 2, 2021**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Vice Chairperson Matos called the meeting to order at 6:30 p.m.

**2. Roll Call:**

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

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

Vice Chairperson Matos led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- October 5, 2021, Planning and Zoning Meeting minutes

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

**5. Public Comments:**

There were no public comments via zoom or in-person in council chambers.

**6. Business Requiring Board Action:**

- a. APPLICANT: LAZARO & REINA TEJERA**  
**FOLIO: 32-2016-002-1600**  
**LOCATION: 8914 NW 164 ST**  
**MIAMI LAKES, FLORIDA 33018**  
**ZONING DISTRICT: RU-1**

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

Deputy Town Clerk, Ashley Shepple, swore in individuals that would be providing testimony, Principal Town Planner Susana Alonso, and the applicants, Lazaro & Reina Tejera.

The Board did not have any ex-parte communications.

The Principal Town Planner, Susana Alonso, explained the applicant is requesting a variance to allow a swimming pool with a minimum rear setback of 5 feet 6 inches where 7.5 feet are required. Also, the applicant is requesting a variance to allow a swimming pool with a minimum interior side setback of 5 feet 0 inches where 7.5 feet is required.

The applicants presented their request to the board.

After discussion and the Board questioning the applicants, Town Deputy Attorney, and Principal Planner, Board Member De La Sierra motioned to approve a variance to allow a swimming pool with a minimum interior side setback of 5 feet 0 inches where 7.5 feet is required and not to approve a variance to allow a swimming pool with a minimum rear setback of 5 feet 6 inches where 7.5 feet are required. Board Member Leoncio seconded the motion.

The Deputy Town Clerk Ashley Shepple called the roll, and all were in favor, 5-0. Board Member Fernandez voted in opposition. The motion passed. Chairperson Julia was absent.

**b. APPLICANT: MIAMI LAKES CENTER LLC / MIAMI LAKES AM LLC**  
**FOLIO: 32-2013-015-0030**  
**LOCATION: 5875 NW 163 ST**  
**MIAMI LAKES, FLORIDA 33014**  
**ZONING DISTRICT: IU-C**

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

Deputy Town Clerk, Ashley Shepple, swore in individuals that would be providing testimony, Principal Town Planner Susana Alonso, and the applicants, Miami Lakes Center LLC.

Board Member Senra recused himself from this item. The rest of the Board did not have any ex-parte communications.

The Principal Town Planner, Susana Alonso, explained the applicant is requesting a variance to allow three signs on a new garage building where the Code no more than two signs. Also, the applicant is requesting a variance to allow an electronic digital billboard sign. Mrs. Alonso explained that Town staff recommends the approval the application.

The Deputy Clerk was presented with various exhibits of the designs of the new signage. These designs were distributed to the Board.

The manager and owner of Miami Lakes Center LLC, Ali Ahmed, explained the request to the Board and how the digital billboard could be used for emergency uses to disseminate public information. He explained the exhibits distributed to the Board. The purpose of the sign is to increase visibility of the buildings tenants and help customers find the building. This signage is not for advertising.

Mrs. Alonso suggested to the Board to approve the digital billboard as conditional use for the instead of a variance, and this would be monitored annually by the Town.

After discussion and the Board questioning the applicants, Town Deputy Attorney, and Principal Planner, Board Member De La Sierra motioned to approve the variance to allow three signs on a new garage building and the electronic digital billboard sign to be approved as a administrative conditional use. Board Member Fernandez seconded.

The Deputy Town Clerk Ashley Shepple called the roll, and all were in favor, 5-0. Board Member Senra recused himself from this item. Chairperson Julia was absent. The motion passed.

#### **7. Director's Report:**

The Town Principal Planner Susana Alonso stated there will be no meeting in December. Deputy Attorney Lorenzo Cobiella stated that the sign ordinance will be coming forward to the Board soon, as well as the swale ordinance.

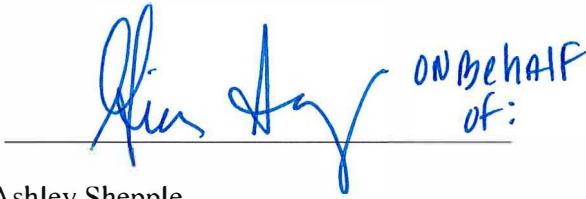
#### **7. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 8:45 p.m.



Robert Julia  
Chairperson

Attest:



Ashley Shepple  
Deputy Town Clerk