

MINUTES
Planning and Zoning Minutes
July 5, 2022
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chairperson Robert Julia called the meetings to order at 6:35 p.m.

2. Roll Call:

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

3. Pledge of Allegiance/Moment of Silence:

Chairperson Robert Julia led the Pledge of Allegiance and Moment of Silence.

4. Approval of Minutes:

- June 7, 2022, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra motioned to approve the June 7, 2022, Planning and Zoning Board Meeting Minutes and Board Member Leoncio seconded the motion. All were in favor and the motion passed 6-0 with Board Member Fernandez absent.

Board Member De La Sierra made a motion to reorder the agenda and allow a report to be presented by the Deputy Town Attorney Lorenzo Cobiella. Board Member Yanes seconded the motion. All were in favor and the motion passed 6-0 with Board Member Fernandez absent.

5. Election of Chair & Vice Chair

Board Member De La Sierra made a motion to nominate Mariam Yanes as the Chair and Board Member Senra seconded. The Deputy Town Clerk, Victoria Martinez called the roll and the motion passed 6-0 with Board Member Fernandez absent.

Board Member De La Sierra then made a motion to leave Lynn Matos as the Vice Chair and Board Member Julia seconded. The Deputy Town Clerk, Victoria Martinez called the roll and the motion passed 6-0 with Board Member Fernandez absent.

6. Public Comments:

There were no public comments via zoom or in-person in Council Chambers.

7. Business Requiring Board Action

a. Boats & Watercraft Ordinance (Rodriguez)

Board Member Julia read the title of the Ordinance into the record.

Principal Town Planner, Susana Alonso explained that this ordinance only removes the hitching requirement within the 24-hour time period that boats and watercrafts are allowed on a property. The current ordinance requires the boats and watercrafts to be hitched to the vehicle that moves it which makes staying within the driveway difficult in some cases. If allowed to unhitch, storing for the 24-hour time period becomes easier and there is less invasion of driveways and sidewalks.

Vice Chairwoman Matos mentioned that Exhibit A states boats and watercrafts however, the Amendment does not, it currently only says boat. She suggested it be uniform and both Exhibit A and the Amendment should state boats and watercrafts.

Deputy Town Attorney, Lorenzo Cobiella then stated that after this gets passed, the entire boat ordinance will be brought to the Board for suggestions on how to amend it.

The Board then discussed the possibilities of a boat storage and areas where it could be located within the Town. Ms. Alonso expressed there is still a possibility for a private provider to open a boat storage within the industrial districts, but it may be limited storage.

Board Member De La Sierra made a motion to approve the ordinance with the changes suggested and Board Member Senra seconded. All were in favor and the motion passed 6-0 with Board Member Fernandez absent.

8. Director's Report

Deputy Town Attorney Lorenzo Cobiella explained that the attorney's at Breakpoint Law had come forth the Board a few months ago to explain the foreclosure and vacant property ordinance. The ordinance would provide the Town's code enforcement team a mechanism to handle foreclosed and vacant properties in the Town. He explained if passed by the Town Council, the attorneys will

discuss the possibility of working with Breakpoint Law to assist in handling the foreclosure and vacant property registry process for the Town.

Deputy Town Attorney, Lorenzo Cobiella then introduced Mr. CJ Johnson from Breakpoint Law who presented an update on the Foreclosure and Vacant Property Ordinance as it will be presented to the Town Council. Mr. Johnson spoke about the additions and changes made to the ordinance as previously requested by the Board. Some of the additions and changes made were regarding the purpose of intent, definition of a registerable property, evidence of vacancy, and more.

The Board Members posed questions to Mr. Johnson regarding the vacancy requirements as it relates to any property both residential and commercial, the registerable definition, regulations and violations of the ordinance, evidence of vacancy, and the wording of the ordinance. Mr. Johnson was able to provide answers to the Board regarding their concerns of the ordinance. The Board Members also suggested changing the wording of specific sections to the ordinance to provide a clearer understanding of it.

Mr. Johnson also answered a question posed by Board Member Yanes regarding how the proposed ordinance for the Town is compared to other municipalities and counties. He stated the ordinance is probably the best version seen as it contains changes made after being put into practice in other areas where he has seen what works and what doesn't. The Board Members then further discussed the regulations, registration process, maintenance, and accountability of the foreclosure and vacant property ordinance in which Mr. Johnson responded to all inquiries.

9. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:40 p.m.



Robert Julia
Chairperson

Attest:



Victoria Martinez
Deputy Town Clerk