

**MINUTES**  
**Planning and Zoning Minutes**  
**July 24, 2019**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Vice Chairwoman Lynn Matos called the meeting to order at 6:40 p.m.

**2. Roll Call:**

The Deputy Town Clerk, Ashley Shepple, called the roll with the following Board Members being present: Fred Senra, Raul De La Sierra, Juan Carlos Fernandez, Avelino Leoncio, Mariam Yanes, Vice Chairman Lynn Matos. Chairman Robert Julia arrived at 7 PM.

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

Vice Chairwoman Lynn Matos led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- May 22, 2019 Planning and Zoning Meeting minutes

Board Member Senra noted he was missing from the roll call in the minutes. Board Member Fernandez made a motion to approve the minutes. Board Member De la Sierra seconded the motion and all present were in favor.

Deputy Town Attorney, Lorenzo Cobiella, read the Quasi-Judicial instructions and the title of the ordinance into the record.

The Deputy Town Clerk swore in those wishing to speak.

Hope Reynolds came to speak on the increase in deposits for variance fees.

Alex Ariano came to speak on the increase in deposits for variance fees.

**5. Business Requiring Board Action:**

**B. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE", AT ARTICLE XI, "FEES", AT SECTION 13-2102, RELATING TO VARIANCE APPLICATION FEES; INCLUDING ALL NOTIFICATION COSTS INTO THE VARIANCE FEES OF ADMINISTRATIVE VARIANCES AND VARIANCES FOR SINGLE FAMILY PROPERTIES OF LESS THAN HALF (½) ACRE OR 2,500 SQUARE FEET; REQUIRING ALL OTHER VARIANCE APPLICATIONS TO BE COST RECOVERY AND PROVIDING FOR INITIAL DEPOSITS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (J. Rodriguez)**

Chairman Julia read the title of the Ordinance into the record.

Susana Alonso, Principal Town Planner, explained the ordinance and the staff report. She answered questions asked by the Board regarding the ordinance.

The Deputy Town Attorney, Lorenzo Cobiella, explained how this new fee schedule is beneficial to the Town and not as detrimental to applicants.

Board Member Leoncio motioned to approve ordinance as written. Board Member De La Sierra seconded. All were in favor.

Board Member Yanes motioned to amend the variance fee schedule for single family homes to a fee of \$750 and deposit of \$1,000. Board Member De La Sierra seconded the motion. The Deputy Clerk, Ashley Shepple, called the roll on the motion as amended and all present were in favor.

**C. AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; GRANTING A VARIANCE FROM SECTION 13-426(7) TO PERMIT A SWIMMING POOL TO ENCROACH 17' 7" WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, AND GRANTING A VARIANCE FROM SECTION 13-1605(C)(7) TO PERMIT A SWIMMING POOL WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, FOR THE PROPERTY LOCATED AT 14441 ROSEWOOD RD LAKE, MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR GRANTING THE REQUEST WITH CONDITIONS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Susana Alonso, Principal Town Planner, explained and answered questions regarding the granting the variance.

Juan Vazquez and Darlene Vazquez, the owners of the property, came before the Board to ask for permission to grant the variance to permit to build the swimming pool. They brought 11 support letters from neighbors regarding their request. They did not have copies. The Chairman Julia motioned to waive the rules and Board Member De La Sierra seconded the motion, to allow the letters to be submitted into the record. All were in favor.

The Deputy Clerk Ashley Shepple read the letters of support into the record.

Their general contractor came to speak in support of Mr. Vasquez to be granted the variance. The Board asked the contractor questions.

The Board ask questions to the property owners about how their neighbors feel about their swimming pool plans and questions about the renderings. The property owners said they would adjust the concrete patio or walkway plans, but they just want to make sure they can install their swimming pool.

Board Member Yanes motioned for the variance to be approved “as is” with the Town Staff recommendations. Board Member Fernandez seconded the motion. The Deputy Town Clerk, Ashley Shepple, called the roll and the motion passed 4-3, with Board Member De La Sierra, Board Member Senra, and Vice Chairwoman Matos voting in opposition.

**D. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO SOLAR ENERGY SYSTEMS; AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE”, AT ARTICLE V, “ALLOWABLE ENCROACHMENTS INTO THE REQUIRED YARDS AND EXCEPTIONS TO THE MAXIMUM PERMITTED HEIGHTS”, AT ARTICLE VI, “SUPPLEMENTARY REGULATIONS”, AND AT ARTICLE VII, “ENVIRONMENTAL REGULATIONS” PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Julia read the title of the ordinance into the record.

Susana Alonso, Principal Town Planner, explained the ordinance and the Staff Report. She answered questions asked by the Board regarding the ordinance.

Chairman Julia motioned to approve ordinance as written. Board Member De La Sierra seconded. All were in favor.

Board Member Fernandez motioned to amend the ordinance by removing section b (5) and the definition which includes pole mounted system. Board Member De La Sierra seconded. The Deputy Clerk, Ashley Shepple, called the roll on the motion as amended and all present were in favor.

**6. Director's Report:**

Susana Alonso stated that the ordinance relating to parking of commercial vehicles was approved at the last regular council meeting. Staff will begin disseminating information on this and implementation will be beginning January 1, 2020.

**7. Adjournment:**

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



---

Robert Julia  
Chairman

Attest:



---

Gina M. Inguanzo  
Town Clerk

for