

MINUTES
Planning and Zoning Minutes
May 13, 2025
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chairman Avelino Leoncio called the meeting to order at 6:31pm.

The following Planning & Zoning Board Members were present: Nelson Rodriguez, Robert Julia, Raul de la Sierra, Vice Chair Fred Senra and Chairman Avelino Leoncio. Homero Cruz was absent.

The following Town Staff members were present: Deputy Town Clerk Alexis P. Martinez and Principal Town Planner Susana Alonso, Deputy Town Attorney Lorenzo Cobiella and Transportation Coordinator Justin Telleria.

2. Pledge of Allegiance/Moment of Silence:

Chairman Leoncio led the pledge of allegiance.

3. Election of Chair & Vice Chair

Deputy Town Attorney presented the proper posture for the Election portion of the meeting. Chairman Leoncio nominated Vice Chair Senra for Chair and Board Member De La Sierra seconded. The motion was approved unanimously 5-0.

Board Member Julia nominated Board Member Rodriguez for Vice Chair and Chair Senra seconded. The motion was approved unanimously 5-0.

4. Approval of Minutes:

- March 11, 2025, Planning and Zoning Board Meeting Minutes
- April 8, 2025 Planning and Zoning Board Meeting Minutes

Board Member De La Sierra motioned to approve the Minutes for March and April, Chairman Senra seconded. Deputy Town Clerk called the roll for each Minutes separately and both Minutes were approved unanimously 5-0.

5. Public Comments:

(Phonetic spelling of each speaker's name will be used throughout the minutes unless correct spelling is known.)

Deputy Town Attorney Cobiella welcomed any public comments on items that are not coming before the board.

There being no public comments, public comments were closed.

6. Business Requiring Board Action

Deputy Town Attorney Cobiella read the Quasi-Judicial Public Hearings Instructions into the record for items 6a and 6b. Deputy Town Clerk Martinez swore in all the individuals that were to provide testimony. Mr. Cobiella asked Board Members to disclose their Ex-Parte Communications; there being none other than Board Member Leoncio who recused himself from item 6a being the only Board Member with Ex-Parte Communication in regard to the applicant.

A. VARH2025-0091, Folio 32-2023-008-0510, Zoning District: RU-1: Variance from Section 13-426

HEARING NUMBER:	VARH2025-0091
APPLICANT:	Nataly Santos
FOLIO:	32-2023-008-0510
LOCATION:	7100 Miami Lakeway S MIAMI LAKES, FLORIDA 33014
ZONING DISTRICT:	RU-1

Transportation Coordinator Telleria presented item 6a and answered questions posed by the Board Members in regard to the applicants request for a variance to allow a 30 X 50 addition to the existing home with a 10 ft setback from the rear property line where 25 ft is required and an extension of the house that would encroach 15 ft into the rear setback.

Applicant Nataly Santos came before the dais to give her testimony and answered questions posed by Board Members. After further discussion and feedback provided by Principal Town Planner Alonso, Deputy Town Clerk read into the record two public comments sent via email, one participant who opposed and the other in favor of the addition only without the variance. Recommendations were given by Board Members to help the applicant

modify her request. Deputy Town Attorney Cobiella provided additional statements to take into consideration.

Principal Town Planner Alonso stated the Town does have procedures for accommodation for people with disabilities, such as people needing to move around in a wheelchair and things requiring variances for those purposes as the applicant stated her husband was in wheelchair due to a medical condition; emphasizing that variances are granted to the property not the person.

Board Member De La Sierra made a motion to allow a 20 ft setback from the rear property line for the addition, instead of the 9ft that the applicant is asking for, make it a 20 ft setback rather than the actual 25 ft setback that is required by Code, Vice Chair Rodriguez seconded for discussion. After said discussion, the motion was approved 3-1. Board Member Julia voted in opposition. Board Member Cruz was absent and Board Member Leoncio recused himself from this item.

B. VARH2025-0167, Folio 32-2023-008-1230, Zoning District: RU-1: Variance from Section 13-1508 (6) and 13-1605

HEARING NUMBER:	VARH2025-0167
APPLICANT:	Diego Machin
FOLIO:	32-2023-008-1230
LOCATION:	MIAMI LAKES, FLORIDA 33014
ZONING DISTRICT:	RU-1

Transportation Coordinator Telleria presented item 6b into the record stating the applicant is requesting three variances, first to allow for %75.58% impervious area in the front yard where 70% impervious is the maximum permitted for a property with 50 ft or less of frontage, the second request is a variance to allow a pool to encroach beyond the tide line a maximum of 2 ft 5 in at four different points and lastly a third variance to allow an area of 296 sq ft of pool decking to encroach past the tie line where 225 sq ft of pool decking is allowed past the tie line. Principal Town Planner answered questions posed by the Board Members.

The applicant Diego Machin and his general contractor Ozzie Carcache came before the Board Members to give their testimony and brought printouts that were submitted to the Deputy Town Clerk and distributed to each Board Member. Mr. Carcache answered additional questions posed by the Board Members on behalf of Mr. Machin.

After further discussion and additional feedback provided by Principal Planner Alonso, Chairman Senra closed the public hearing and opened discussion for the Board Members. Inaudible statements were made by Mr. Carcache during said discussion.

Board Member De La Sierra motioned for the applicant to do a lateral drain at one of the approaches to remove the water from the driveway area into some type of drainage system to be designed by the civil engineer and have that designed approved by the Building Department, the pool and deck is fine. Deputy Town Attorney recommended adding, subject to approval by the Towns Building Department, Board Member Rodriguez also asked Board Member De La Sierra if he could add the landscape as required by Town Staff, Board Member De La Sierra accepted the add-ons and Board Member Julia seconded.

Board Member De La Sierra clarified his motion stating, a lateral drainage system at the approaches with water to be diverted into an area designed by the civil engineer, landscaping as required by the Building Department and all plans to be approved by the Building Department for zoning. Board Member Julia reiterated the variances to be approved as is, including the 75% impervious area with the conditions stated above.

The motion was approved 5-0.

C. Commercial and Recreational

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING CHAPTER 13, SECTION 13-1607, TITLED, COMMERCIAL AND RECREATIONAL VEHICLES, OF THE TOWN OF MIAMI LAKES CODE, PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Attorney Cobiella presented item 6c and answered questions posed the Board. After further discussion and suggestions made, Board Member Julia motioned to recommend approval of this revised ordinance with the condition of better defining the vehicle coverings and not allowing tarps, just commercial tarps and Board Member De La Sierra seconded. The motion was approved unanimously 5-0.

D. Online Sales Showroom

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 13, ARTICLE IV, DIVISION 3, TITLED "ONLINE SALES SHOWROOMS"; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(Councilmember Garcia)**

Deputy Town Attorney Cobiella presented item 6c and answered questions posed by the Board. Principal Town Planner Alonso provided additional feedback. After further

discussion Board Member De La Sierra motioned to approve the ordinance and seconded by Chairman Senra. The motion was approved 4-1. Board Member Leoncio voted in opposition.

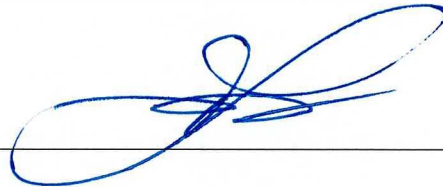
7. Director's Report

N/A

8. Adjournment

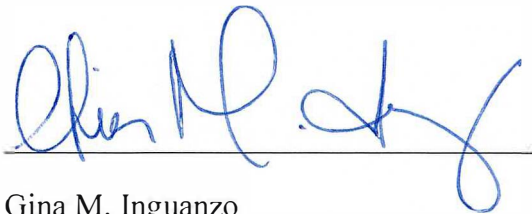
There being no further business to come before the Board, the meeting was adjourned at 8:12 PM.

Approved on June 10, 2025.



Fred Senra
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk