

MINUTES
Planning and Zoning Minutes
June 10, 2025
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chairman Fred Senra called the meeting to order at 6:37pm.

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

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

2. Pledge of Allegiance/Moment of Silence:

Chairman Senra led the pledge of allegiance.

3. Approval of Minutes:

- May 13, 2025, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra motioned to approve the Minutes for May 13, 2025, Vice Chair Nelson Rodriguez seconded the motion. The minutes were approved 5-0. Board Member Julia was absent.

4. 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.

5. Business Requiring Board Action

A. VARH2025-0153, Folio 32-2023-003-1690, Zoning District RU-1: Variance from Section 13-1509

HEARING NUMBER: VARH2025-0153

APPLICANT: Emilio Remior

FOLIO: 32-2023-003-1690

LOCATION: 6985 Maple Terrace
MIAMI LAKES, FLORIDA 33014

ZONING DISTRICT: RU-1

Deputy Town Attorney Cobiella read the Quasi-Judicial rules into the record for item 5a.

Deputy Town Clerk Martinez swore in all the individuals that were to provide testimony.

All Board Members had no communication disclosures to provide.

Transportation Coordinator Telleria presented item 5a, stating the applicant is requesting to allow a fence at the property line in a side yard where a 15 ft setback is required. Additional background was provided on the property. Principal Town Planner Alonso and Transportation Coordinator Telleria answered questions posed by the Board.

Applicant Emilio Remior addressed the Board and submitted the same photos provided to the Board already included in the Agenda.

Principal Town Planner Alonso answered further questions posed by the Board and Deputy Town Attorney asked the applicant if they requested this variance specifically because of the mango tree. The applicant confirmed, yes. Deputy Town Attorney Cobiella stated to the Board that if the applicant were to condition on the existence of keeping the mango tree, the variance is allowed. He further explained that the day the mango tree is not there then it is no longer conforming use.

Public testimony was opened for those wishing to make public comments, there being none, the public hearing was closed.

Chair Senra opened the item up for discussion and recommendations. Vice Chair Rodriguez motioned to amend the variance request with a smaller sized gate, giving the applicant a 6 ft gate. After further discussion Board Member De La Sierra motioned to approve the applicants request as long as he maintains the fence by the correct setback that the city requires from the property line, which is 6 inches from his property line back, and that he puts in only two 3 ft gates for a total of 6 ft wide for access back into the area, Board

Member Cruz seconded the motion. The motion was approved 4-1. Board Member Leoncio voted in opposition. Board Member Julia was absent.

C. Creating RM-30 Zoning Designation

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE IV, CREATING NEW DIVISION 6. – RM-30 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT; RENUMBERING EXISTING DIVISIONS 6 THRU 26 TO DIVISIONS 7 THRU 27; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION OF SOME PORTIONS IN CODE; PROVIDING FOR EXCLUSION OF SOME PORTIONS FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Attorney Cobiella presented item 5c and the instructions for the Board to review the proposed ordinance that will be going before the Town Council the following week on second reading.

Principal Town Planner Alonso amended pg. 30 of Exhibit A, section 13-505, line-item D, stating the height is incorrect, instead of exceeding 4 stories, it is exceeding 5 stories, and then not to exceed 65 ft total. Principal Town Planner Alonso provided further explanation for the reasoning of the ordinance and answered questions posed by the Board.

After further discussion, Vice Chair Rodriguez motioned to leave the ordinance as is, Chair Senra seconded the motion. The motion was approved unanimously 5-0. Board Member Julia was absent.

6. Director's Report

None

7. Adjournment

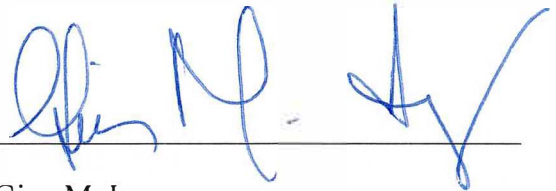
There being no further business to come before the Board, the meeting was adjourned at 7:18 PM.

Approved on July 8, 2025.



Fred Senra
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk