

MINUTES
Planning and Zoning Minutes
March 11, 2025
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Deputy Town Clerk Alexis P. Martinez called the meeting to order at 6:41pm.

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

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:

Board Member De La Sierra led the pledge of allegiance.

3. Approval of Minutes:

- February 11, 2025, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra motioned to approve the minutes and Board Member Julia seconded the motion. The motion was approved unanimously 5-0.

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 before the board.

There being no public comments, public comments were closed.

5. Business Requiring Board Action

Deputy Town Attorney Cobiella read the Quasi-Judicial Public Hearings Instructions into the record for items on the docket. Mr. Cobiella asked Board Members to disclose their Ex-Parte Communications, all Board Members stated that no communication was had with the applicants.

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

A. VARH2024-0489, Folio 32-2015-011-0310, Zoning District: RU-1; Variance from Section 13-1502 (2) to Section 13-1502 (2)

HEARING NUMBER: VARH2024-0489

APPLICANT: Isabel Maria Fernandez

FOLIO: 32-2015-011-0310

LOCATION: 16520 NW 83rd Ct.

MIAMI LAKES, FLORIDA 33016

ZONING DISTRICT: RU-1

Transportation Coordinator Telleria presented item 5A before the Board originally deferred from the January 14, 2025, meeting.

Mr. Telleria and Principal Town Planner Alonso answered questions posed by Board Members and provided further clarification of the variance.

Applicant Ms. Isabel Maria Fernandez came before the Board with the additional property owner Ms. Anna Avia and their general contractor, Mr. Robert Yanid who spoke on their behalf to provide testimony and answer questions posed by the Board Members. Principal Town Planner Alonso answered additional questions from Vice Chair Senra and Board Member Julia. Chairman Leoncio closed public hearing.

After further discussion, Deputy Town Attorney Cobiella and Principal Town Planner Alonso provided additional feedback and clarification for questions posed by the Board Members.

Board Member Julia made a motion to approve the variance with the condition that the landscape hedge must be maintained in the rear of the gazebo and that we are acknowledging the concrete underneath the gazebo included in the variance. Board Member De La Sierra seconded the motion. The motion was approved unanimously. 5-0.

B. VARH2025-0046, Folio 32-2015-046-0180, Location: Miami Lakes, FL 33016

HEARING NUMBER: VARH2025-0046

APPLICANT: GT Homes Miami Lakes LP

FOLIO: 32-2015-046-0180

LOCATION: MIAMI LAKES, FLORIDA 33016

ZONING DISTRICT: RU-1

Deputy Town Attorney Cobiella read item 5B into the record.

Transportation Coordinator Telleria presented item 5B before the Board and addressed questions they asked alongside Principal Town Planner Alonso, who gave additional feedback.

Attorney Ms. Melissa Tapanes Llahues spoke on behalf of GT Homes and gave a presentation in support of the variances and answered questions posed by Board Members, her colleague Mr. Ben Sherry was also present.

Board Member De La Sierra asked questions pertaining to staff recommendations and Principal Town Planner Alonso provided feedback. Chairman Leoncio shared his concerns with the 42% lot coverage, Board Member Cruz gave additional remarks.

Board Member De La Sierra made a motion for discussion to approve variance #1 as requested and to allow for a lot coverage of 36.5% for variance #2. Chairman Leoncio seconded the motion and after further discussion the motion to approve the variances as discussed passed unanimously 5-0.

C. VARH2025-0047, Folio 32-2015-047-0190, Location: 8441 NW 160th St., Miami Lakes, FL 33016

HEARING NUMBER: VARH2025-0047

APPLICANT: GT Homes Miami Lakes LP

FOLIO: 32-2015-047-0190

LOCATION: 8441 NW 160th St.

MIAMI LAKES, FLORIDA 33016

ZONING DISTRICT: RU-1

Deputy Town Attorney Cobiella read item 5C into the record.

Transportation Coordinator Telleria presented item 5C before the Board and answered questions alongside the Principal Town Planner Alonso posed by Board Members.

Attorney Ms. Melissa Tapanes Llahues came before the Board Members on behalf of GT Homes to present the variances and addressed questions posed by Board Members and Principal Town Planner Alonso provided additional remarks.

Chairman Avelino Leoncio made a motion to approve the 20ft set back from 25ft and to approve the 37.2% lot coverage and Board Member De La Sierra seconded the motion. The motion was approved unanimously 5-0.

D. Short Term Rentals – Ordinance in First Reading

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 13, ARTICLE IV, DIVISION 3, TITLED “SHORT TERM RENTALS”; 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 read item 5D into the record and provided the proper posture and feedback to the Board Members as they posed questions, addressed concerns and gave suggestions regarding the ordinance. Town Planner Principal, Alonso also gave additional remarks. After further discussion Deputy Town Attorney Cobiella reiterated the suggestions made by the Board Members and Board Member Julia made a motion to move forward with the revisions to the ordinance discussed and Board Member De La Sierra seconded. The motion was approved unanimously 5-0.

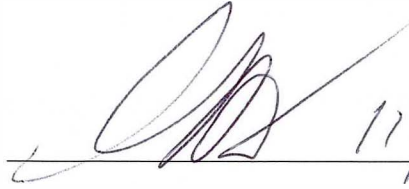
6. Director’s Report

N/A

7. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:28 PM.

Approved on May 13, 2025.



11/12/25

Avelino Leoncio
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk