

RESOLUTION NO. 25-2148

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-303 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A CONDITIONAL USE; ALL BEING SUBMITTED FOR THE PROPERTY LOCATED AT 5845 NW 158th St., AS PROVIDED AT EXHIBIT "A", MIAMI LAKES, FLORIDA, FOLIO NO. 32-2013-034-0010; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-303 of the Town of Miami Lakes ("Town") Land Development Code ("LDC"), Panax Clinical Research, LLC. (the "Applicant") applied to the Town for approval of a Conditional Use to allow operation of a Clinical Research Facility, dated stamped received August 4, 2025, consisting of one (1) sheet, as prepared by Angel E. Lopez, A copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A" and a Letter of Intent (the "Letter of Intent") being attached hereto as Exhibit "B", for property located at 5845 NW 158th St., bearing Miami-Dade Tax Folio Nos. 32-2013-034-0010, and legally described on the survey as provided in Exhibit "A" ("Property"); and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, notice was posted at the property, and duly advertised in the newspaper; for a quasi-judicial public hearing on Site Plan and Conditional Use as noticed for Tuesday, November 18, 2025 at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval with a modification, subject to conditions, of the request for a Conditional Use Approval, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference

WHEREAS, the Town Council now desires to approve the Applicant's Conditional Use requests.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. In accordance with Section 13-303, the Town Council finds that the Applicant, subject to the conditions in Section 5 below, meets the criteria for a conditional use approval which are as follows:

1. Land Use Compatibility; and
2. Sufficient Site Size, Site Specifications, and Infrastructure to Accommodate the Proposed Use; and
3. Compliance with the Comprehensive Plan and Land Development Code; and
4. Proper Use of Techniques; and
5. Hazardous Waste.

Section 3. Approval of Conditional Use. The Conditional Use request to permit operation of a Clinical research facility in the IU-C (Industrial Use - Conditional) Zoning District is hereby approved with conditions as set out below,

1. This approval is only for the plans prepared by Angel E. Lopez stamped received on August 4th, 2025, and consisting of 1 page.
2. The Applicant, owner, operator, hereinafter referred to as "Applicant", shall be required to comply with any and all concurrency requirements, including a mobility fee of \$7,533.97, as well as obtain a Certificate of Use, Certificate of Occupancy and Business Tax Receipt (BTR); the applicant shall promptly renew the BTR and this Conditional Use Permit and Certificate of Use by December 31, 2026 and by December 31 of each year thereafter, upon compliance with all the terms and conditions of this approval, the

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Section 5. **Appeal.** In accordance with Section 13-310 of the Town LDC, the Applicant, or any affected party may seek review of development orders of the Town Council by the filing of an appeal or writ of certiorari in the appropriate court as prescribed in the Florida Rules of Appellate Procedure.

Section 7. Final Order.

This is a Final Order.

Section 8. **Effective Date.** This Resolution shall become effective immediately upon adoption hereof.

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Passed and adopted this 18th day of November 2025.

The foregoing resolution was offered by Vice Mayor Morera who moved its adoption. The motion was seconded by Councilmember Fernandez and upon being put to a vote, the vote was as follows:

FINAL VOTE AT ADOPTION

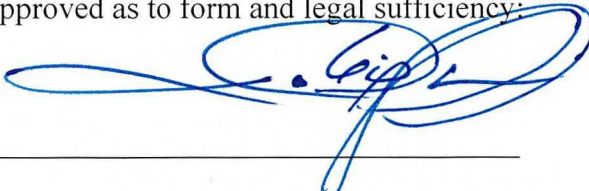
Mayor Joshua Dieguez	yes
Vice Mayor Bryan Morera	yes
Councilmember Juan Carlos Fernandez	yes
Councilmember Angelo Cuadra Garcia	yes
Councilmember Ray Garcia	yes
Councilmember Steven Herzberg	yes
Councilmember Alex Sanchez	yes


Joshua Dieguez
MAYOR

Attest:


Gina M. Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:


Lorenzo Cobiella
Gastesi, Lopez, Mestre and Cobiella, PLLC
DEPUTY TOWN ATTORNEY

This Resolution was filed in the Office of the Town Clerk on this 24 day of November, 2025.

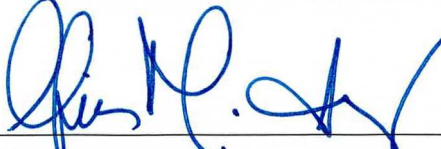

Gina M. Inguanzo
TOWN CLERK

EXHIBIT A

SITE PLAN

EXHIBIT B
LETTER OF INTENT