

MINUTES
Planning and Zoning Minutes
November 12, 2025
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chair Fred Senra called the meeting to order at 6:42pm.

The following Planning & Zoning Board Members were present: Board Homero Cruz, Board Member Avelino Leoncio, Board Member Raul De La Sierra, Vice Chair Nelson Rodriguez and Chair 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, Legal Attorney Matthew Perez and Transportation Coordinator Justin Telleria.

2. Pledge of Allegiance/Moment of Silence:

Chair Fred Senra led the pledge of allegiance.

3. Approval of Minutes:

- September 9, 2025, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra moved to approve the minutes for September 9, 2025, Board Member Cruz 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.)

None.

5. Business Requiring Board Action

- A. Presentation of Progress Updates for the Comprehensive Vision Zero Safety Action Plan and Transportation Master Plan**

Principal Town Planner Alonso introduced Jesus Fuentes who gave a presentation of two on-going projects to try and do an overhaul of the transportation system in Miami-Dade County and answered questions posed by the Board members.

B. Fences in Side Yards Facing the Street

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING SECTION 13-1509. FENCES, WALLS AND GATES OF THE CODE OF THE TOWN OF MIAMI LAKES; AMENDING THE REGULATIONS FOR FENCES ON SIDEYARDS FACING A STREET, EAST OF THE PALMETTO EXPRESSWAY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Legal Attorney Perez read the title of the ordinance into the record and provided instructions for the Board to review the proposed ordinance that will be going before the Town Council for second reading and providing any changes or modifications.

Principal Town Planner Alonso stated this ordinance comes from a new business item proposed by Councilmember Sanchez which has been discussed several times in the past by the Planning & Zoning Board, of variances related to fences on the side yards facing the street on the east side of Town. Ms. Alonso explained this particular code change proposes not to allow the property owners to go all the way to the property line with their fence but to allow them to go 5 feet from the main structure or 10 feet from the sidewalk from the property line.

Board Member Leoncio and Chair Senra both stated they object to chain link fences as the type of fencing allowed. Board Member Rodriguez suggested adopting some type of standard like color of fence, type of material and recommended changing the set minimum requirement for the set back from the sidewalk to 10 feet.

After discussion Chair Senra recommended as long as the fences cover the adjoining properties with the same type of material, not one different from the other.

Board Member Leoncio motioned to approve the ordinance with Staff's recommendation of a 10-foot set back from the sidewalk and as long as there are continuity or matching materials on the fence with the adjoining property, no chain link or wood fence and no minimum requirement from the home just 10 feet from the sidewalk. Board Member Rodriguez seconded the motion.

The motion was approved unanimously 4-0. Board Member Cruz was absent.

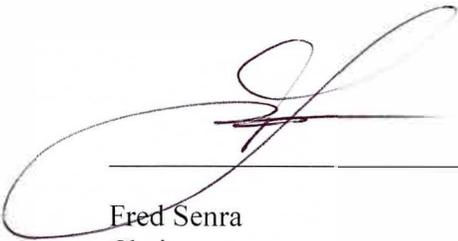
6. Director's Report

None.

7. Adjournment

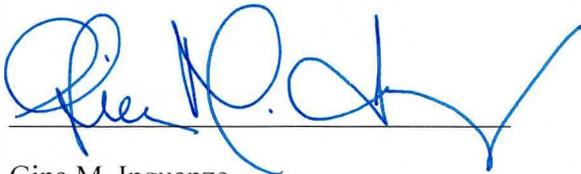
There being no further business to come before the Board, the meeting was adjourned at 8:49 p.m.

Approved on February 10, 2026.



Fred Senra
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk

