

ORDINANCE NO. 25-347

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 7.7 +/- ACRES LOCATED ON THE EAST SIDE OF NW 74TH AVE BETWEEN NW 143RD ST AND NW 145TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "A", FROM THE GU, GENERAL USE, TO THE RU-1, SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Policy 1.1.2 of the Town's Comprehensive Plan establishes Low Density Residential as primarily single family between one and six dwelling units per gross acre; and

WHEREAS, Objective 1.2 of the Town's Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, Policy 1.2.8 of the Town's Comprehensive Plan states that in preparing use, density and intensity standards the Town shall pay special attention to providing for the compatibility of adjacent uses; and

WHEREAS, pursuant to Section 13-306 of the Code of the Town of Miami Lakes, the Administrative Official has applied for an amendment to the Official Zoning Map from the GU, General Use District to the RU-1, Single Family Residential for approximately 7.7 acres of land legally described in Exhibit A and depicted on the map in Exhibit B, each of which is attached hereto and incorporated herein by reference; and

WHEREAS, Subsection 13-306(b) provides that proposed amendments to the text of the LDC and to the Official Zoning Map be evaluated by the Administrative Official, the Local Planning Agency and the Town Council; and

WHEREAS, the Administrative Official has reviewed the proposed amendment to the Official Zoning Map and recommends approval, as set forth in the Staff Analysis and Recommendation dated May 8, 2025, incorporated into this Ordinance by reference; and

WHEREAS, the Town’s Planning and Zoning Board, as the Local Planning Agency, considered the proposed amendments at a duly advertised Public Hearing on September 9, 2025, and found the proposed amendments consistent with the Comprehensive Plan, and voted 6-0 to recommend approval with a modification; and

WHEREAS, after conducting a properly noticed public hearing, hearing public comments, and considering the recommendations of the Local Planning Agency, Town staff, and the public, the Town Council wishes to adopt the proposed amendment to the Official Zoning Map for the lands legally described in **Exhibit “A”** and depicted on the map in **Exhibit “B”**; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

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. After considering Staff’s report, both submitted in writing and presented orally, which is accepted as substantial competent evidence, testimony of the applicant, the public and all other experts that testified, the Town Council finds, pursuant to Subsection 13-306(b) of the Town Code, that the proposed amendment to the Official Zoning Map is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Official Zoning Map found in Subsection 13-306(b) of the Town Code as provided for in the Staff Recommendation and Analysis report.

Section 3. Approval of Rezoning. The Town Council hereby adopts the amendment to the Official Zoning Map of the Property legally described in Exhibit “A” and depicted in Exhibit “B”, from the GU, General Use District to the RU-1, Single Family Residential.

Section 4. Direction to the Administrative Official. Pursuant to Subsection 13-306(d), the Town Council hereby directs the Administrative Official to make the appropriate changes to the Official Zoning Map to implement the terms of this Ordinance.

Section 5. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 6. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Exclusion from the Town Code. It is the intention of the Town Council, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Town Code.

Section 8. Final Order

This is a Final Order.

Section 9. Effective date. This Ordinance shall become effective immediately upon its adoption on second reading.

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FIRST READING

The foregoing ordinance was moved by Mayor Dieguez who moved its adoption on first reading. The motion was seconded by Councilmember Fernandez and upon being put to a vote, the vote was as follows:

Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember Juan Carlos Fernandez	Yes
Councilmember Angelo Cuadra Garcia	No
Councilmember Ray Garcia	No
Councilmember Steven Herzberg	Yes
Councilmember Alex Sanchez	Yes

Passed and adopted on first reading this 20th day of May 2025

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SECOND READING

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

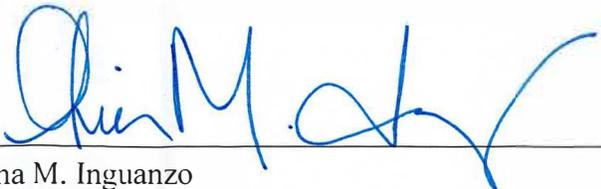
Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember Juan Carlos Fernandez	Yes
Councilmember Angelo Cuadra Garcia	Absent
Councilmember Ray Garcia	Yes
Councilmember Steven Herzberg	Yes
Councilmember Alex Sanchez	Yes

Passed and adopted on second reading this 21st day of October 2025



Joshua Dieguez
MAYOR

Attest:



Gina M. Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:

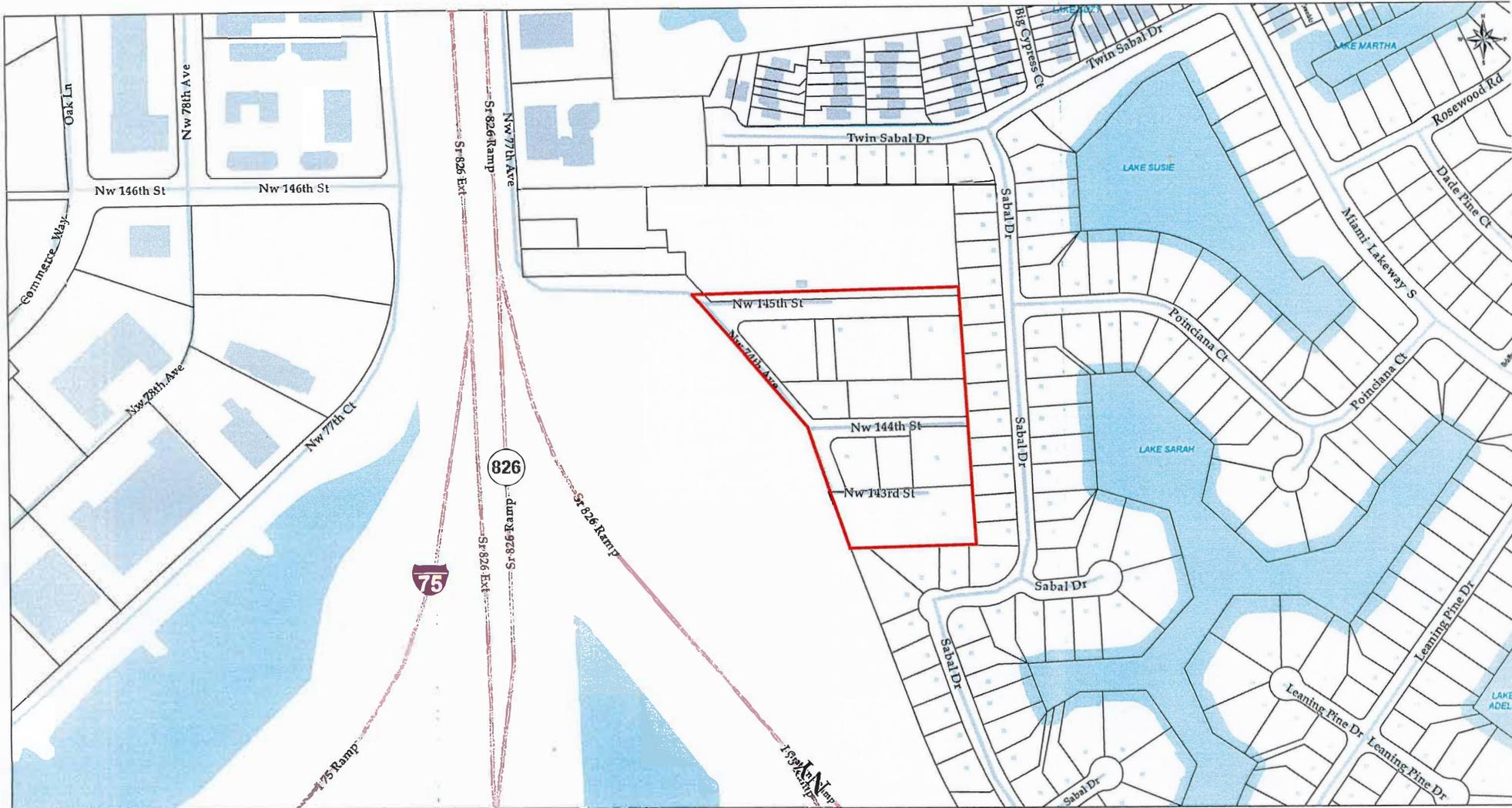


Raul Gastesi, Jr.
Gastesi, Lopez and Mestre, PLLC
TOWN ATTORNEY

ATTACHMENT A

LEGAL DESCRIPTION

Folio	Property Address	Property City	Property Zip Code
32-2023-001-0472	14340 NW 74 AVE	Miami Lakes	33014-0000
32-2023-001-0473	7450 NW 144 ST	Miami Lakes	33014-0000
32-2023-001-0474	Not Available	Miami Lakes	33014-0000
32-2023-001-0476	7455 NW 144 ST	Miami Lakes	33014-0000
32-2023-001-0480	14300 NW 77 AVE	Miami Lakes	33014-0000
32-2023-001-0490	14450 NW 74 AVE	Miami Lakes	33014-0000
32-2023-001-0491	7474 NW 145 ST	Miami Lakes	33014-0000
32-2023-001-0492	7450 NW 145 ST	Miami Lakes	33014-0000
32-2023-001-0493	Not Available	Miami Lakes	33014-0000
32-2023-001-0500	7475 NW 144 ST	Miami Lakes	33014-0000



Not to scale



Town of Miami Lakes

Area to be rezoned from GU to RU-1

ATTACHMENT B

MAP

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