

**MINUTES**  
**Planning and Zoning Minutes**  
**February 10, 2026**  
**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 6:40pm.

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

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

**2. Pledge of Allegiance/Moment of Silence:**

Chair Fred Senra led the pledge of allegiance.

**3. Approval of Minutes:**

- November 12, 2025 Planning and Zoning Board Meeting Minutes

Board Member De La Sierra moved to approve the minutes for November 12, 2025, Board Member Cruz seconded the motion. The Deputy Town Clerk called the roll and the motion passed 6-0.

**4. Public Comments:**

*(Phonetic spelling of each speaker's name will be used throughout the minutes unless correct spelling is known.)*

Public Comments were made after discussion for items 5A & 5B. Deputy Town Clerk Martinez read the public comments instructions into the record and stated the Office of the Town Clerk received public comments via email from Maria Bricero, Aurea Rodriguez, Eduardo Betancourt, Hope Reynolds, Enid Lomax, Mario Pinera, Maria Figuerora Rodriguez, Ocasio Aguiar and Maria Santelices all in opposition of items 5B & 5C.

Ms. Susana Herrera came before the Board to provide public comments; she stated her opposition to items 5B & 5C.

Ms. Bonnie Cintron came before the Board to provide public comments; she stated her opposition to items 5B & 5C.

Mr. Frank Pelligrino came before the Board to provide public comments; he stated his concerns with the Grahams' efforts for affordable housing in an industrial norm.

## **5. Business Requiring Board Action**

### **A. VARH2026-0032, Folio 32-2024-005-0360, Zoning District RU-1: Variance from Section 13-1512**

**HEARING NUMBER:** VARH2026-0032

**APPLICANT:** Antonio Valery

**FOLIO:** 32-2024-005-0360

**LOCATION:** 6330 Lake Champlain Ter.  
MIAMI LAKES, FLORIDA 33014

**ZONING DISTRICT:** RU-1

This item was discussed after items 5B and 5C.

Deputy Town Attorney Cobiella read the Quasi-Judicial rules into the record for item 5A. Deputy Town Clerk Martinez swore in all individuals that were to provide testimony, and the Board Members provided their ex-parte communication disclosures forms.

Transportation Coordinator Telleria presented item 5A and stated the applicant is requesting two variances; he explained the first variance is to allow a swimming pool with an infinity edge and catch basin to encroach 6 feet 6 inches waterward of the top of the slope and the second variance is to allow a swimming pool with an infinity edge and catch basin to be placed waterward of the top of the slope period; he added that the applicant is proposing to build a pool encroaching 6 feet 6 inches waterward of the tide line to accommodate a 12 foot by 22 foot pool; Town staff is recommending approval with conditions to leave the plans substantially consistent with the ones submitted, the decking waterward shall be limited to 225 square feet and additional landscaping as approved by the Planning & Zoning staff along the side of the pool facing the lake to screen the pool and deck from the retaining wall.

The applicant, Mr. Antonio Valery, came before the dais to provide his testimony and answered questions posed by the Board.

After brief discussion, Chair Senra opened the public hearing. There being no public comments, the public hearing was closed.

Chair Senra moved to approve the variance with the conditions set by Town staff and Vice Chair Rodriguez seconded the motion. The item was approved unanimously 6-0.

## **B. Future Use Land Map (FLUM) Amendment**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE TOWN COMPREHENSIVE PLAN: REDESIGNATING 12.75 +/--ACRE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT ATTACHMENT "A", FROM THE INDUSTRIAL AND OFFICE CATEGORY, TO THE MEDIUM DENSITY RESIDENTIAL CATEGORY; 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.**

Deputy Town Attorney Cobiella read the title of the ordinance into the record and explained that several residents did not receive proper notice of this item coming before the Planning & Zoning Board; he added that this item statutorily, does require public notice and requires that the public be notified that there is going to be a public hearing on the FLUM item; he recommended to err on the side of caution, for the Planning & Zoning Board to defer both items, 5B and 5C because one has to do with the other and you cannot rezone something that has not been changed in the comprehensive plan to a date certain; he stated the applicant's council has asked, even though the Planning & Zoning Board will decide on whether to defer the items or not, that the applicant would still like to give a presentation before the Board; he suggested that the full hearing take place in the future at a date certain in order to ensure that the public's wishes are granted when it comes to the FLUM item and to give proper notice; he emphasized by saying not that we did not give proper notice, but we want to make sure we go above and beyond for this item.

Chair Senra moved to defer items 5B & 5C. Board Member De La Sierra seconded the motion. Deputy Town Attorney Cobiella clarified that the items should be deferred to a date certain. Principal Town Planner Alonso confirmed the date would be March 10, 2026.

The Deputy Town Clerk called the roll and the motion to defer the item passed 6-0.

Deputy Town Attorney Cobiella stated at this point Chair Senra can allow public comments, and he can also allow for the applicant's representative, Mr. Luis O. Martinez, who is present to give his presentation.

Deputy Town Clerk Martinez stated for the record per ex-parte communication disclosures, only Board Member Julia shared an export of his conversation with Senior Executive Vice President, Mr. Luis O. Martinez.

Senior Executive Vice President, Mr. Luis Martinez came before the dais on behalf of the Graham Company to deliver his presentation and answered questions posed by the Board.

Deputy Town Clerk Cobiella provided feedback, and he explained Senior Executive Vice President, Mr. Luis Martinez gave his presentation as a public comment, the Board can ask any questions but this does not go to the heart of the matter; he stated on March 10, 2026 the Board will be reviewing the zoning matter which does not have anything dealing with the Senior Center or the site plan; he added as far as the law at this time in the State of Florida if this area does remain industrial, the Grahams do have the right to go up to, under Live Local, to the maximum density and allowability within a one-mile radius.

After further discussion Chair Senra opened the meeting up to public comments.  
(Refer to Item 4)

Deputy Town Attorney Cobiella stated for the record and for the benefit of the public to reiterate the role that this Board has as a Local Planning Agency for the Town and under Florida Law these items need to come before the Board to share opinions however, the Board has no authority to approve these items, the advice simply gets transmitted to the Town Council.

Chair Senra gave closing remark and items 5B and 5C were deferred.

### **C. Lakeside Rezoning**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 22.2 +/- ACRE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT ATTACHMENT "A", FROM THE IU-C, INDUSTRIAL DISTRICT, CONDITIONAL, AND FROM THE RM-36, RESIDENTIAL MULTIFAMILY 36 UNITS TO THE ACRE, TO THE RM-30, MEDIUM DENSITY RESIDENTIAL DISTRICT, 30 UNITS TO THE ACRE; 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**

*This item was discussed concurrently with item 5B and deferred to the next Planning & Zoning Board meeting on March 10, 2026.*

**6. Director's Report**

None.

**7. Adjournment**

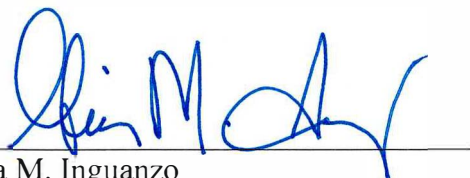
There being no further business to come before the Board, the meeting was adjourned at 7:38 p.m.

Approved on April 14, 2026.



Fred Senra  
Chairperson

Attest:



Gina M. Inguanzo  
Town Clerk