

MINUTES
Planning and Zoning Minutes
April 14, 2026
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Vice Chair Rodriguez called the meeting to order at 6:35pm.

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 and Vice Chair Nelson Rodriguez. Chair Fred Senra was absent.

The following Town staff members were present: Deputy Town Clerk Alexis P. Martinez, Principal Town Planner Susana Alonso, Deputy Town Attorney Lorenzo Cobiella, Legal Attorney Mirelis Castilla, Transportation Coordinator Justin Telleria, Town Manager Edward Pidermann and Town Clerk Gina M. Inganzo.

The following Councilmembers were present: Councilmember Steven Herzberg and Councilmember Alex Sanchez.

2. Pledge of Allegiance/Moment of Silence:

Vice Chair Rodriguez led the pledge of allegiance.

3. Approval of Minutes:

- February 10, 2026, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra moved to approve the minutes for February 10, 2026, seconded by Board Member Julia. The minutes were approved 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 Clerk Martinez read the public comments instructions into the record.

Deputy Town Attorney Cobiella requested a point of personal privilege to lay the groundwork for the meeting and explained the principal functions of the Planning & Zoning Board; he stated the role of the Board is not one of a decision maker, it is the Town Council who will be the ultimate decision maker whether the Future Land Use Map and the Rezoning items are approved; he explained the role of the Board here tonight is purely advisory in nature, to provide advice and transmit that to the Town Council for their consideration, the Board does not approve the items.

Deputy Town Attorney Cobiella reiterated to the Board Members that neither of the items are Quasi-Judicial.

Ms. Susana Herrera came before the Board to provide public comments; she stated that even though these items went to Town Council for first hearing and they were voted on, it does not preclude the Board from coming up with their own recommendations for second reading.

Ms. Bonnie Cintron came before the Board to provide public comments; she asked the Board to consider the people of this Town more than you consider the developers and realtors and shared her opposition to items 5A & 5B.

Ms. Hilda Fernandez participated via Zoom to provide public comments; she reiterated the functions of the Planning & Zoning Board and why their recommendations are vital regardless of what the first reading action was.

Mr. Abel Fernandez participated via Zoom to provide public comments; he stated his opposition to items 5A & 5B.

Mr. Dr. David Bennett participated via Zoom to provide public comments; he stated his opposition to items 5A & 5B.

Deputy Town Clerk Martinez stated the Office of the Town Clerk did receive written public comments per the previous Planning & Zoning Board Meeting on February 10, 2026, via email including two additional submissions for tonight's meeting from Maria Bricero, Aurea Rodriguez, Eduardo Betancourt, Hope Reynolds, Enid Lomax, Mario Pinera, Maria Figuerora Rodriguez, Ocasio Aguiar, Maria Santelices, Abel Fernandez and Georgina Lucas, all in opposition of items 5A & 5B.

5. Business Requiring Board Action

A. ZONE 2026-0007, Lakeside (FLUM) Amendment

ZONE 2026-0007, Future Land Use Map (FLUM) Amendment

HEARING NUMBER: ZONE2026-0007

APPLICANT: The Graham Companies

FOLIO: 32-2022-070-0010

32-2022-068-0010

32-2022-068-0020

32-2022-068-0030

LOCATION: 14610 Oak Ln. Miami Lakes, Florida 33016

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE TOWN COMPREHENSIVE PLAN; REDESIGNATING 12.75 +/--ACRE PROPERTIES WITH FOLIO NUMBERS 32-2022-070-0010, 32-2022- 068-0020 AND 32-2022-068-0030 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.

Principal Town Planner Alonso presented the staff report and answered questions posed by the Board Members.

Mr. Javier L. Vazquez, attorney from Gunster, Yoakley & Stewart, P.A. Law Firm, spoke on behalf of the Applicant and the Graham Companies. Mr. Vazquez gave a condensed version of the same presentation that was provided to Town Council at first reading for this item at the Special Call Meeting that took place on April 1, 2026; he stated that for purposes of the meeting tonight as he did with the Town Council, he will be making one presentation and then when the Board discusses the Rezoning item he will incorporate his presentation by reference. Mr. Vazquez respectfully requests that the Board forward a recommendation for approval to the Town Council.

Vice Chair Rodriguez opened the item for public hearing for public testimony.

Ms. Susana Herrera came before the Board to provide public testimony; she stated her opposition to items 5A & 5B and requested the Grahams deliver their promise to build and maintain the element of the Senior Center within the proposed Lakeside project. Vice Chair, Rodriguez moved to extend the public comments running time to a total of 4 minutes for Ms. Susana Herrera. Board Member Julia seconded the motion, and all were in favor.

Ms. Hilda Fernandez participated via Zoom to provide public testimony; she spoke about the Town welcoming public comments from residents as opposed to other municipalities, Live Local not being part of the Graham Company brand, promising the community the amenity of the Senior Center and the Par-3 land having environmental issues.

Dr. David Bennett participated via Zoom to provide public testimony; he spoke about his concern that the partitioners attorney would imply that public debate and public comments should be excluded the second time; he shared examples of supreme court cases relevant to regulating land use and zoning restrictions.

Vice Chair Rodriguez requested a point of personal privilege to provide clarification regarding the comments made by Attorney Javier L Vazquez regarding public comments.

Vice Chair Rodriguez closed the public hearing.

Board Member Julia motioned to approve item 5A as requested and drafted by Staff for discussion. Board Member De La Sierra seconded the motion.

During discussion, Board Members spoke about the factors as to why this item is a viable solution given all the possibilities for this property.

The Deputy Town Clerk called the roll and the motion passed unanimously 5-0.

B. ZONE 2026-0007, Rezoning

HEARING NUMBER: ZONE2026-0007

APPLICANT: The Graham Companies

FOLIO: 32-2022-070-0010

32-2022-068-0010

32-2022-068-0020

32-2022-068-0030

LOCATION: 14610 Oak Ln. MIAMI LAKES, FLORIDA 33016

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, WITH FOLIO NUMBERS 32-2022-070- 0010, 32-2022-068-0020, 32-2022-068-0030 AND 32-2022-068-0010 AND MORE PARTICULARLY DESCRIBED AT ATTACHMENT “A”, FROM THE I U - 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

Deputy Town Attorney Cobiella read the title of the ordinance into the record.

Mr. Javier L Vazquez, the attorney from Gunster, Yoakley & Stewart, P.A. Law Firm, spoke on behalf of the applicant, the Graham Companies. Mr. Vazquez stated that for the purposes of

the meeting tonight he will incorporate his previous presentation for item 5A into this item by reference.

Principal Town Planner Alonso incorporated the staff report from item 5A by reference.

After brief remarks by Deputy Town Attorney Cobiella, Board Member Cruz made a motion to approve item 5B. Board Member Leoncio seconded the motion.

The Deputy Town Clerk called the roll and the motion passed unanimously 5-0.

6. Director's Report

Principal Town Planner Alonso stated that the next hearing will be scheduled in June.

7. Adjournment

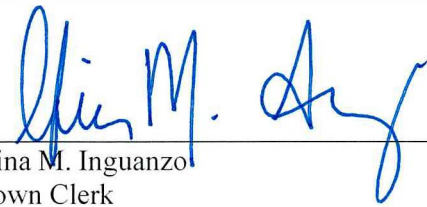
There being no further business to come before the Board, the meeting was adjourned at 7:38 p.m.

Approved on September 8, 2026.



Fred Senra
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk