

**MINUTES**  
**Planning and Zoning Minutes**  
**March 3, 2020**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Vice Chairwoman Lynn Matos called the meeting to order at 6:53 p.m.

**2. Roll Call:**

The Deputy Town Clerk, Ashley Shepple, called the roll with the following Board Members being present: Juan Carlos Fernandez, Avelino Leoncio, Mariam Yanes, Vice Chairman Lynn Matos. Fred Senra, Raul De La Sierra, and Chairman Robert Julia were absent.

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

Vice Chairwoman Lynn Matos led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- January 7, 2020 Planning and Zoning Meeting minutes

Board Member Leoncio motioned to approve the minutes and Board Member Yanes seconded the motion. All present were in favor.

**5. Business Requiring Board Action:**

**A. Varh2020-0102 Applicant: Randy Cano**

**AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; DENYING A VARIANCE REQUEST FROM SECTION 13-1509(B) TO PERMIT A FENCE TO ENCROACH FIFTEEN (15) FEET INTO THE MINIMUM REQUIRED 15-FOOT STREET SIDE YARD SETBACK, FOR THE PROPERTY LOCATED AT 7201 MIAMI LAKEWAY SOUTH, MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR DENYING THE REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Deputy Town Attorney, Lorenzo Cobiella, explained the applicant that was scheduled for this hearing was unable to present due to lack of quorum with board members.

Board Member Leoncio expressed that he had a conflict of interest and needed to recuse himself. The Deputy Town Attorney explained if board members need to recuse themselves, they need to fill out documentation the Deputy Clerk, Ashley Shepple can provide. This should be done ahead of time.

Vice Chairwoman Matos motioned for Board Members to check in with the Deputy Clerk the morning of meeting date. Board Member Leoncio seconded the motion.

Board Member Yanes made an amendment to the motion. She motioned to have the deputy Clerk reach out to all Board Members, once the agenda has been published, to ask if Board Members need to recuse themselves. Board Member Leoncio seconded the amended motion. All were in favor.

## **6. Ordinances**

### **A. Landscape and Artificial Turf**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO LANDSCAPE REGULATIONS; AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE", AT ARTICLE VII, "ALTERNATIVE ENERGY SYSTEMS AND ENVIRONMENTAL REGULATIONS" PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Deputy Town Attorney, Lorenzo Cobiella, read the ordinance into the record.

Susana Alonso, Principal Planner, explained the ordinance and answered questions posed by the Board. Mrs. Alonso stated Town of Miami Lakes adopted Miami Dade County Land Development Code twenty years ago. She has been working on incorporating the amendments the Board would like to see in the Town Development Code. One of these amendments is landscape and artificial turf. She recommended that backyards would be allowed to have 60 percent coverage of artificial turf with a 3 feet barrier of natural landscape, and the material under the turf would need to be environmentally friendly. Board Member Yanes motioned to approve the ordinance with staff recommendations but would like to see decorative turf allowed for front yards incorporated into the ordinance, with the staff recommendation of stripping not to extend more than 4 inches. Board Member Leoncio seconded the motion. All were in favor.

## **B. West Lakes Driveways**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO DRIVEWAYS IN RESIDENTIAL DISTRICTS ; AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE”, AT ARTICLE V, “ALLOWABLE ENCROACHMENTS INTO THE REQUIRED YARDS AND EXCEPTIONS TO THE MAXIMUM PERMITTED HEIGHTS” PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Deputy Town Attorney, Lorenzo Cobiella, read the ordinance into the record.

Susana Alonso, Principal Planner, explained the ordinance and answered questions posed by the Board. Mrs. Alonso stated this comes before the Board due to the amount of complaints from residents having to re-do their driveways and bring them up to code when the Town re-did the sidewalks in this area. She recommends for homes that have a width of 50 feet wide or less be allowed to do a driveway with a curb cut totaling up 30 feet wide in total. The front yard of these homes would need to be 60 percent parking and 40 percent greenspace.

Board Member Fernandez motioned to approve the ordinance with staff recommendations and Board Member Yanes approved this motion. The motioned passed with 3-1, with Board Member Leoncio in opposition.

## **6. New Business Items**

### **A. Cul-de Sac Driveways (Board Member Dehghani Yanes)**

Board Member Yanes stated there have been several applicants in the past that have applied to ask for a variance for a cul-de-sac driveway. She motioned for Town Staff to study if our code needs to include some exceptions for cul-sac-driveways and report back to the Board. Board Member Fernandez seconded the motion. All were in favor.

### **B. Town Signage (Board Member J.C. Fernandez)**

Board Member Fernandez would like Town staff if it would be possible to have additional Town Signage installed. This would be to inform where the Town boundaries are. Board Member Leoncio made motion to approve Board Member Fernandez recommendation and Board Member Yanes seconded the motion. All were in favor.

Deputy Town Attorney, Lorenzo Cobiella, advised the signage placement and regulation would have to be approved by the Miami Dade County, due to rights-of-way.

**C. Canopies (Board Member Dehghani Yanes)**

Board Member Yanes motioned to direct Town Staff to amend the Town Land Development Code regarding structures', such as gazebos or porches, encroachments. Currently, the maximum is 7 feet and she would recommend changing the maximum to 10 feet. Board Member Leoncio seconded the motion. All were in favor. Susana Alonso, Principal Planner, suggested not pick exact maximum and just increase it based on the property size.

**D. Infinity Edge Pools (Board Member Dehghani Yanes)**

Board Member Yanes motioned to direct Town staff to incorporate Infinity Edge Pool into the Town's Land Development Code. Vice Chairwoman Matos seconded the motion. All were in favor.

**7. Director's Report:**

Susana Alonso, the Principal Planner, stated Business Master List Ordinance in Second Reading passed at the last council meeting in February. The Mobility Fee Ordinance she is still working on. Deputy Town Attorney, Lorenzo Cobiella, explained the fees need to be worked on as they include projects not approved by the Town Council and there is meeting setup with the Graham Companies to hear some of their concerns.

**8. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 8:35 P.M.

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Robert Julia  
Chairman

Attest:

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Gina M. Inguanzo  
Town Clerk