

**MINUTES**  
**Planning and Zoning Minutes**  
**May 5, 2020**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Chairman Robert Julia called the meeting to order at 6:30 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, Fred Senra, Mariam Yanes, Raul De La Sierra, Vice Chairman Lynn Matos, and Chairman Robert Julia were all present.

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

Chairman Robert Julia led the Pledge of Allegiance and the Invocation.

**4. Approval of Minutes:**

- April 7, 2020 Planning and Zoning Meeting minutes

Board Yanes motioned to approve the minutes and Board Member Matos 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.**

The Deputy Town Attorney, Lorenzo Cobiella, read the notices into the record. The deputy Town Clerk Ashley Shepple swore in the Town Planner Susana Alonso, the applicants Randy and Lisbeth Cano, and individuals providing testimony Carlos Reyes, Ricardo Flores, Jorge Medio, Luis Diaz, Alejandro Mason, Annabelle Miro, and Raul Pinero. Board Member Leoncio recused himself because he is the architect on the project.

Chairman Julia read the variance into the record.

Randy Cano, applicant, replaced his fence without permit after the Hurricane Irma. He did not know he needed a permit until he received a violation notice from the Town. He proceeded to apply for a permit and was denied because of the 15-foot setback. He stated he bought the house in 2019 with the fence not being setback by 15 feet. He would like to replace the fence how it was originally. The following individuals provided positive testimony: Carlos Reyes, Ricardo Flores, Jorge Medio, Luis Diaz, Alejandro Mason, Annabelle Miro, and Raul Pinero.

The Principal Town Planner, Susana Alonso, explained and answered questions posed by the Board about the variance application.

Deputy Town Clerk Ashley Shepple read letters of support into the record.

Board Member Senra motioned to approve the variance with staff recommendations. Board Member Yanes seconded the motion. All were in favor.

## **B. Synthetic Roofing in Townhouse Districts**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING CHAPTER 13, ARTICLE IV, DIVISION 3, RU-TH TOWNHOUSE DISTRICT, SEC. 13-444, DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Julia read the ordinance into the record. The Principal Town Planner, Susana Alonso, explained and answered questions posed by the Board about the ordinance.

At the February 18, 2020 Regular Council Meeting, this item came before the Town Council to allow this type of roofing. The Town Council would like this type of material used for townhomes.

Board Member Raul Del Sierra motioned to approve the ordinance with staff recommendations. Board Member Senra seconded the motion. All were in favor.

### **C. School Safety Considerations**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING CHAPTER 13, ARTICLE VI, DIVISION 1, CREATING SECTION 13-1617. - SCHOOL FACILITIES SAFETY CONSIDERATIONS, PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Julia read the ordinance into the record. Deputy Town Attorney Lorenzo Cobiella explained Principal Planner Susana Alonso and himself met with Miami Lakes Middle School students to help craft this ordinance. The students presented to the Town Council this as a new business item.

Miami Lakes Middle School students gave a PowerPoint presentation about the ordinance. The Board commended the students for their efforts.

The Principal Town Planner, Susana Alonso, explained the staff report and ordinance has been written and finalized by Town staff.

Board Member Yanes motioned to approve the ordinance with staff recommendations. Board Member De La Sierra seconded the motion. All were in favor.

### **6. Director's Report:**

Susana Alonso, the Principal Town Planner, stated the Town Council passed the West Lakes Driveways, and Mobility Fee ordinances. Landscape and Artificial Turf Ordinances will hopefully be heard before the Town Council meeting in June.

### **7. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 8:40 P.M.

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Robert Julia  
Chairman

Attest:

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Ashley Shepple  
Deputy Town Clerk