

**MINUTES**  
**Planning and Zoning Minutes**  
**April 4, 2023**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order:**

Chairperson Mariam Yanes called the meeting to order at 6:37 p.m.

The Deputy Town Clerk Victoria Martinez called the roll, and the following Board Members were present: Raul De La Sierra, Robert Julia, Avelino Leoncio, Fred Senra, Vice Chairperson Lynn Matos, and Chairperson Mariam Yanes. Board Member Juan Carlos Fernandez was absent.

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

Chairperson Mariam Yanes led the Pledge of Allegiance and Moment of Silence.

**3. Approval of Minutes:**

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Board Member De La Sierra motioned to approve the minutes and Board Member Senra and Board Member Leoncio seconded simultaneously. The motion passed 6-0 with Board Member Fernandez absent.

**4. Election of Chair and Vice Chair:**

Board Member De La Sierra made a motion to maintain Ms. Yanes as Chair and Board Member Senra seconded. The motion passed 6-0 with Board Member Fernandez absent.

Board Member Julia made a motion nominating Ms. Lynn Matos to stay as Vice Chair and Board Member De La Sierra seconded. The motion passed 6-0 with Board Member Fernandez absent.

**5. Public Comments:**

The Deputy Town Clerk, Victoria Martinez read into the record an email in support of the variance submitted by the owner of WKD, Inc.

**6. Business Requiring Board Action**

**a. VARH2023-0082**

**HEARING NUMBER:** VARH2023-0082  
**APPLICANT:** Miami Lakes HY RE LLC  
**FOLIO:** 32-2013-039-0010  
**LOCATION:** 6200 NW 167<sup>th</sup> Street  
Miami Lakes, Florida 33014  
**ZONING DISTRICT:** IU-C

Deputy Town Attorney, Lorenzo Cobiella, read the quasi-judicial rules and variance into the record.

Vice Chairperson Matos disclosed her ex-parte communications and stated she spoke with someone at The Graham Companies.

The Deputy Town Clerk, Victoria Martinez, swore in the individuals that would be providing testimony.

Transportation Coordinator, Ms. Olivia Shock presented the staff report on behalf of the Town and explained the applicant is requesting a variance to allow a balloon sign as a temporary construction sign in an industrial district fronting the Palmetto Expressway. She explained that Town Staff recommends denial of the proposal as it does not meet the variance criteria. The Board Members then posed questions to Town Staff regarding the applicant.

Mr. Juan Carlos Planas, the attorney representing the applicant, Miami Lakes HY RE LLC, also known as Potamkin Hyundai, spoke about the property and asked the Town for a temporary variance to allow Potamkin Hyundai to put up two balloon signs. Mr. Planas then introduced the President Managing Partner for Potamkin Hyundai, Mr. Frank Pena. Mr. Pena answered questions posed by Mr. Planas and explained the purpose of the balloon signs.

After questions from the Board Members, Mr. Pena explained the situation his business is in regarding the current monument sign. He stated the Town has dictated the sign to be taken down because in 2011 the sign company that put up the current monument sign, pulled permits, stole money from Hyundai, and disappeared before closing the permits. When the permits did not close, Hyundai became in violation with the Town.

Through conversation between the Board Members, Mr. Pena, and Mr. Planas, it was explained that the two 30ft balloon signs would be recessed into the property attached to the top of the trailers making it a total of about 45ft tall. After more questions, Mr. Planas clarified that they are not asking for a temporary variance for the entire time of construction, only during the time of construction for the new sign.

After discussions, Deputy Town Attorney Lorenzo Cobiella suggested the Board table the item in order to allow the applicant to confer on the permitting issue and come back to the Board.

Board Member De La Sierra then made a motion to table the item and Chairperson Yanes seconded. The motion passed 6-0 with Board Member Fernandez absent.

Chairperson Yanes motioned to open the public hearing to allow public comments and retract the tabling. Board Member Julia seconded. The motion passed 6-0 with Board Member Fernandez absent.

The following individuals provided public comments in-person during the public hearing:

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

Ms. Andrea Rechichi addressed the Planning and Zoning Board in-person and spoke in opposition of the requested variance.

Seeing no more public comments, Chairperson Yanes closed the public hearing.

Board Member De La Sierra then made a motion to table the item and Board Member Senra seconded. The motion passed 6-0 with Board Member Fernandez absent.

## **7. Director's Report**

Principal Town Planner Susana Alonso stated there is no Director's Report for the month of April, however she asked for clarification on whether this is tabled for May, or another meeting and the applicant stated May. Deputy Town Attorney Cobiella also stated that they will meet with the applicant and building department regarding the litigation.

## **8. Adjournment**

There being no further business to come before the Board, the meeting adjourned at 7:45 p.m.



Mariam Yanes  
Chairperson

Attest:



Victoria Martinez  
Deputy Town Clerk