

MINUTES
Planning and Zoning Minutes
January 14, 2025
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Town Clerk Gina M. Inguanzo called the meeting to order at 6:00pm.

The following Planning & Board Members were present: Alejandro Sanchez, Robert Julia, Raul de la Sierra, Fred Senra and Chairman Avelino Leoncio.

The following Town Staff members were present: Town Clerk Gina M. Inguanzo and Principal Town Planner Susana Alonso, Deputy Town Clerk Alexis P. Martinez, Deputy Town Attorney Lorenzo Cobiella.

2. Pledge of Allegiance/Moment of Silence:

Town Clerk Gina M. Inguanzo led the pledge of allegiance.

3. Approval of Minutes:

- October 1, 2025, Planning and Zoning Board Meeting Minutes

Board Member De La Sierra motioned to approve the minutes and Board Member Senra seconded the motion. The motion passed 5-0.

4. Public Comments:

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

The Town Clerk welcomed the members of the public that attended the physical meeting and welcomed the public that attended the meeting virtually.

There being no public comments, public comments were closed.

5. Business Requiring Board Action

The Deputy Town Attorney, Lorenzo Cobiella read the Quasi-Judicial Public Hearings Instructions into the record for cases 5A, 5B & 5C.

The Town Clerk, Gina M. Inguanzo asked Board Members to disclose their Ex-Parte Communications. All Board Members stated that no communication was had with the applicants.

Town Clerk Inguanzo then swore-in all the individuals that were to provide testimony.

A. VARH 2024-0489, Folio: 32-2015-011-0310, Zoning District: RU-1; Variance from Section 13-1502(2) and Section 13-1502(3)

HEARING NUMBER: VARH2024-0489

APPLICANT: Isabel Maria Fernandez

FOLIO: 32-2015-011-0310

LOCATION: 16520 NW 83rd Ct.

MIAMI LAKES, FLORIDA 33016

ZONING DISTRICT: RU-1

Deputy Town Attorney Lorenzo Cobiella explained the proper posture of how the quasi-judicial items will be heard. Transportation Coordinator, Mr. Justin Telleria presented item 5A.

Mr. Eric Gutierrez, husband of applicant Ms. Isabela Maria Fernandez, spoke on her behalf and presented their case. Mr. Gutierrez advised that they paid for their own survey, and stated the initial survey done was wrong. Board Member De La Sierra stated if they have different documentation other than what is attached to the agenda, that he perhaps should postpone the discussion of the item until the correct documentation is included in the agenda. Deputy Town Attorney Lorenzo Cobiella provided further clarification on why postponing would benefit the applicant. After further discussion and questions asked by the Chairman Avelino Leoncio, Board Member De La Sierra made a motion to postpone, and Chairman Leoncio seconded. The motion was approved 5-0.

Deputy Town Attorney Lorenzo Cobiella stated that since this is going to be continued to the next Planning & Zoning meeting, he suggested to consider having the public testimony read into the record, so that the neighbors' present do not have to come again next month. Board Member De La Sierra motioned to take the testimony of the people that are present

in favor of the item and reopen public hearings to accept their testimony. Chairman Leoncio seconded the motion. All were in favor.

Public hearing for item 5A proceeded with the testimony of Mrs. Malgorzata Kon, Mr. Rolando Roji, Mr. Arturino Pena (which Deputy Town Attorney Lorenzo Cobiella approved to speak in Spanish off the record) and Ms. Ana Gevia, who translated on behalf of Mr. Elsie Marcus. All these individuals spoke in favor of the applicant.

Board Member De La Sierra motioned to close the public hearing and defer item to the next meeting. Board Member Alejandro Sanchez seconded. The motion was approved 5-0.

B. VARH2024-0490, Folio: 32-2021-015-0130, Zoning District RU-1Z; Variance from Section 13-1512 (1)

HEARING NUMBER: VARH2024-0490

APPLICANT: Rodney Hernandez Fierro

FOLIO: 32-2021-015-0130

LOCATION: 8823 NW 142nd Ln.

MIAMI LAKES, FLORIDA 33018

ZONING DISTRICT: RU-1Z

The Transportation Coordinator, Mr. Justin Telleria, presented item 5B.

Board Member Robert Julia asked a question about the survey also showing a terrace and if that's being demolished as well. Transportation Coordinator Mr. Telleria provided feedback stating this is only concerning the pool.

Applicant Rodney Hernandez Fierro came before the board with Danielle Heart as his translator (sworn-in by Town Deputy Attorney Lorenzo Cobiella) and provided copies of two letters from his neighbors. The Town Principal Planner, Ms. Susana Alonso stated this would satisfy condition one. Board Member Alejandro Sanchez asked if the terrace will be removed and if it is part of the permit, applicant Fierro confirmed. Board Member Leoncio clarified that there is going to be no roof over the pool. Board Member Robert Julia asked if behind the applicant's home there is no other neighbor, that there is a sidewalk and a road, applicant Fierro confirmed.

Board Member Alejandro Sanchez stated to the applicant that in the future if they decide to set up a gazebo or some type of roofing, they are going to need to pull a separate permit for that and applicant Fierro acknowledged.

After further discussion between Board Member Raul De La Sierra and Town Principal Planner Susana Alonso regarding the item being a special condition area, a motion was made by Board Member De La Sierra to approve staff recommendations and Board Member Robert Julia seconded the motion. Board Member De La Sierra amended his motion, to reduce the width of the pool to 9ft. After further clarification by Town Principal Planner Susana Alonso of the variance request, the amendment was removed. The original motion was approved 5-0.

C. VARH 2024-0517, Folio: 32-2015-043-0130, Zoning District: RU-1: Variance from Section 13-1502 (3)

HEARING NUMBER: VARH2024-0517

APPLICANT: Rolando Chirino

FOLIO: 32-2015-043-0130

LOCATION: 8601 NW 162nd St.

MIAMI LAKES, FLORIDA 33016

ZONING DISTRICT: RU-1

The Transportation Coordinator, Mr. Justin Telleria, presented item 5C.

Board Member Robert Julia asked if the Code is different in terms of the setback because the applicant is in a corner. Town Principal Planner Susana Alonso confirmed.

Contractor Aldo Gomez came before the Board on behalf of applicant Rolando Chirino and stated to state that the applicant is not present. After further questioning in Spanish and off the record discussion with Mr. Gomez, Chairman Avelino Leoncio motioned to postpone the hearing and Board Member Raul De La Sierra seconded. The motion was approved 5-0.


6. Director's Report

Town Principal Planner Susana Alonso stated the P&Z meetings will be taking place on the second Tuesday of the month moving forward and she introduced new Town Staff, Transportation Coordinator Justin Telleria and Deputy Town Clerk Alexis P. Martinez.

7. Adjournment

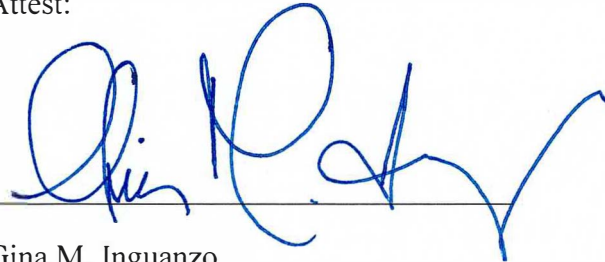
There being no further business to come before the Board, the meeting was adjourned at 7:25PM.

Approved on February 11, 2025.



Avelino Leoncio
Chairperson

Attest:



Gina M. Inguanzo
Town Clerk