

# TOWN OF MIAMI LAKES, FLORIDA

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## Town Council

Mayor Wayne Slaton  
Vice Mayor Nancy Simon  
Councilmember Roberto Alonso  
Councilmember Mary Collins  
Councilmember Robert Meador II  
Councilmember Michael Pizzi  
Councilmember Richard Pulido

## MINUTES SPECIAL ZONING COUNCIL MEETING

July 8, 2008

6:15 PM

**Miami Lakes Community Center West**

15151 Montrose Road  
Miami Lakes, Florida 33016

1. **CALL TO ORDER:** Mayor Wayne Slaton called the meeting to order at 6:25 p.m.
2. **ROLL CALL:** Town Clerk, Debra Eastman, called the roll with the following Councilmembers present: Roberto Alonso, Mary Collins, Michael Pizzi, Vice Mayor Nancy Simon and Mayor Wayne Slaton. Councilmember Robert Meador was not present.
3. **INVOCATION/MOMENT OF SILENCE:** Mayor Wayne Slaton called for a moment of silence.
4. **PLEDGE OF ALLEGIANCE:** Mayor Wayne Slaton led the Pledge of Allegiance.

Kathy Mehaffy, Town Attorney, read the quasi-judicial statement into the record. Town Clerk, Debra Eastman, gave the oath to those indicating that they will be testifying on items on the agenda.

### 5. RESOLUTIONS:

- A. **RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A REQUEST FOR SITE PLAN APPROVAL SUBMITTED IN ACCORDANCE WITH DIVISION 3.4 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (“THE TOWN LDC”) TO 1) APPROVE A SITE PLAN FOR AN ADDITION TO A DAY CARE AND CHURCH FACILITY, AND 2) AMEND RESOLUTION NO. 4-ZAB-402-83, BY MODIFYING CONDITIONS #7 AND #8 OF RESOLUTION 4-ZAB-402-83, WHICH RESTRICTED AGES OF CHILDREN AND HOURS OF OPERATION FOR THE RELATED DAYCARE USE ON**

**THE SUBJECT PROPERTY, FOR PROPERTY LOCATED AT 6701 MIAMI LAKEWAY SOUTH. (Rey)**

Councilmember Michael Pizzi recused himself from item 5A and left the room. Kathy Mehaffy, Town Attorney read the title of the resolution. Director of Zoning and Development, Maria Crowley explained the current day care facility at the Miami Lakes Congregational Church and the staff review.

Mr. Robby Elias spoke on behalf of the Miami Lakes Congregational Church and explained the pre-school and day care needs. Mayor Wayne Slaton opened the public hearing. There being no one wishing to speak, Mayor Wayne Slaton closed the public hearing.

Vice Mayor Nancy Simon made a motion to adopt the resolution with staff recommendations. The motion received a second from Councilmember Mary Collins.

Councilmember Richard Pulido asked about the time students will be arriving referring to the challenging traffic area and the lack of adequate parking. Mr. Elias explained that improvements have been made to the parking area and that there is more than adequate parking spaces required for the Church. Town Manager, Alex Rey suggested that if the Church were to leave the access ropes open to the parking lot, it would alleviate some of the parking problems at the school.

Debra Eastman, Town Clerk, called the roll and the motion passed 5-0 with Councilmembers Roberto Alonso, Mary Collins, Richard Pulido, Vice Mayor Nancy Simon and Mayor Wayne Slaton in favor and Councilmembers Robert Meador and Michael Pizzi absent.

**B. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO A VARIANCE REQUEST FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC") *GRANTING/DENYING* A VARIANCE TO WAIVE: 1) DIVISION 9.4.C.3.d OF THE TOWN LDC TO PERMIT A PROPOSED STANDING MONUMENT SIGN SETBACK 5 FEET FROM THE FRONT (SOUTH) PROPERTY LINE WHERE A 7 FOOT SETBACK IS REQUIRED, FOR PROPERTY LOCATED AT 5801 MIAMI LAKES DRIVE EAST. (Rey)**

Councilmember Michael Pizzi again joined the Town Council. Kathy Mehaffey, Town Attorney, read the title of the resolution. Maria Crowley, Director of Planning and Development explained the monument style sign. Mr. Rod Feiner, Esq. representing 154<sup>th</sup> Medical Plaza spoke in favor of the variance.

Mayor Wayne Slaton opened the public hearing. There being no one wishing to speak, Mayor Wayne Slaton closed the public hearing.

Vice Mayor Nancy Simon made a motion to adopt the resolution with the recommendation of staff. The motion received a second from Councilmember Mary Collins. Debra Eastman, Town Clerk called the roll and all were in favor.

- C. RESOLUTION OF THE TOWN COUNCIL PERTAINING TO SEVERAL VARIANCE REQUESTS FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC") [GRANTING/DENYING] A VARIANCE TO WAIVE: 1) DIVISION 9.4.C.2.e OF THE TOWN LDC TO PERMIT A PROPOSED WALL MOUNTED SIGN WITH A MAXIMUM CAPITAL LETTER HEIGHT OF 54 INCHES FOR A SINGLE-TENANT BUILDING EXCEEDING 20,000 SQUARE FEET WHERE THE MAXIMUM CAPITAL LETTER HEIGHT FOR A SINGLE-TENANT BUILDING EXCEEDING 20,000 SQUARE FEET SHALL BE 30 INCHES; AND 2) DIVISION 9.4.C.2.k OF THE TOWN LDC TO PERMIT A PROPOSED WALL MOUNTED SIGN WITH A MAXIMUM CAPITAL LETTER HEIGHT OF 54 INCHES FOR A BUILDING IN THE BU DISTRICT FRONTING ON THE RED ROAD CANAL RIGHT OF WAY WHERE THE MAXIMUM CAPITAL LETTER HEIGHT FOR A BUILDING FRONTING ON THE RED ROAD CANAL RIGHT OF WAY SHALL BE 30 INCHES FOR PROPERTY LOCATED AT 16100 NW 57TH AVENUE. (Rey)**

Kathy Mehaffey, Town Attorney read the title of the resolution. Maria Crowley, Director of Planning and Development explained the size of the last four letters on the sign. Representing the applicant, Rosalyn Holderfield spoke in favor of the variance.

Mayor Wayne Slaton opened the public hearing. Claude Gettinger who worked to develop the property spoke in favor of the variance. There being no one else wishing to speak, Mayor Wayne Slaton closed the public hearing.

Councilmember Mary Collins made a motion to approve the resolution with staff recommendations. The motion received a second from Vice Mayor Nancy Simon. Debra Eastman, Town Clerk called the roll and all were in favor.

## **6. FUTURE MEETINGS:**

August 19, 2008 ZONING MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:00 PM  
September 9, 2008 REGULAR MEETING, 6425 MIAMI LAKEWAY N, MIAMI LAKES 6:30 PM

- 7. ADJOURNMENT:** There being no further business to come before the meeting it adjourned the meeting at 7 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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Wayne Slaton, Mayor

Attest:

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Debra Eastman, MMC  
Town Clerk