

MINUTES
PLANNING & ZONING BOARD MEETING
February 16, 2016
6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1.Call to Order

Chairman Robert Julia called the meeting to order at 6:05 p.m.

2.Roll Call

The Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Homero Cruz, Avelino Leoncio, Jeffrey Rodriguez, Raul de la Sierra, Vice Chairman Fred Senra and Chairman Robert Julia. Board Member Ameli Padron-Fragetta joined the meeting at 6:22 p.m.

3.Pledge of Allegiance/Moment of Silence

Chairman Julia led the Pledge of Allegiance and called for a moment of silence.

4.Approval of Minutes

A. Minutes for December 8th, 2015 Planning and Zoning Board Meeting

Board Member Leoncio made a motion to approve the minutes. The motion received a second from Vice Chairman Senra. The motion passed 6-0. Board Member Padron-Fragetta was absent.

5.Business Requiring Board Action

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.
The Town Clerk swore in anyone wishing to speak.

QUASI-JUDICIAL PUBLIC HEARINGS – Please be advised that the following items on the Board’s agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

A. HEARING NUMBER: VARH2016-0001

APPLICANT: JetStream Federal Credit Union

FOLIO: 32-2015-006-0010

LEGAL DESCRIPTION: Portions of Tracts 54,55,and 56, Florida Fruit Land Company's Subdivision No. 1, of PB 2 AT PGg 17.

LOCATION: 15420 NW 77TH Court Miami Lakes 33016

Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Julia opened the public hearing.

Mara Falero, the applicant, spoke in favor of the variance.

Aaron Small, the applicant, also spoke in favor of the variance.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member De La Sierra made a motion to approve the variance as per staff recommendations. The motion died due to lack of second.

Board Member de la Sierra made a motion to approve the variance as per staff recommendations and to allow the 21 inches for the letters J and S. The motion was seconded by Vice Chairman Senra. The Town Clerk called the roll and the motion passed 6-0. Board Member Padron-Fragetta was absent.

B. HEARING NUMBER: VARH2016-0002

APPLICANT: Shih Covered Patio

FOLIO: 32-2023-006-0440

LEGAL DESCRIPTION: Lot 44, Block 1 of Miami Lakes Lake Hilda Townhouse, Plat Book 81, Page43 72.

LOCATION: 6729 Crooked Palm Lane, Miami Lakes, Florida 33014

Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Julia opened the public hearing.

Chi Shih, the Applicant, spoke in favor of the Variance requests.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Vice Chairman Senra made a motion to approve the variance as per staff's recommendations with the condition that only what is there, stays there. The motion was seconded by Board Member Leoncio. The Town Clerk called the roll and the motion passed 7-0.

C. HEARING NUMBER: VARH2016-0003

APPLICANT: Cabrera Fence

FOLIO: 32-2023-003-1620

**LEGAL DESCRIPTION: Lot 36, Block 21 of Miami Lakes Section 4, PLAT BOOK
Page 8.**

LOCATION: 6915 Maple Terrace, Miami Lakes, Florida 33014

Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Julia opened the public hearing.

Roger de Jesus Cabrera, the Applicant, spoke in favor of the variance.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member Padron-Fragetta made a motion to deny the requests. The motion died due to lack of second.

Board Member Rodriguez moved to re-open the public hearing. The motion received a second from Board Member Leoncio. The Town Clerk called the roll and the motion to re-opened passed 6-1, with Board Member Padron Fragetta voting in opposition. Chairman Julia opened the public hearing.

Roger de Jesus Cabrera, the Applicant, answered some additional questions from the Board Members.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member Leoncio made a motion to approve the variance, the fence, from the back of the property line up to the line markerd at 19.05, and then the result would be that the applicant can put a gate at the 19 line and continue a fence as long as the fence is 15 feet from the sidewalk.

The length of the fence would be 39.25 feet from the rear property line. The motion would also include standard conditions and also include having the foot and a half setback and requiring the hedge. The motion also entails that request #1 and request #2 would be denied. The motion was seconded by Board Member Cruz. The Town Clerk called the roll and the motion passed 6-1, with Board Member Padron-Fragetta voting in opposition.

C. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING CHAPTER 13, ARTICLE VI, DIVISION 1, SECTION 13-1608, ROOFS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Schaad, Director of Planning and Zoning, presented the item and answered all questions posed by the board.

Chairman Julia opened the public hearing.

As no wished to speak, Chairman Julia closed the public hearing.

Board Member Padron-Fragetta made a motion to recommend the language of the ordinance to read "as originally installed or previously approved". The motion was seconded by Board Member De la Sierra. Board Member De la Sierra withdrew his second to the motion and thus, the motion failed due to lack of second.

After some discussion, Board Member Rodriguez made a motion to replace the word originally with "currently or existing". The motion was seconded by Vice Chairman Senra and it passed unanimously.

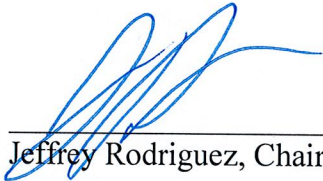
In a nutshell, the Board Members recommended adoption of the Ordinance, with a modification. The modification pertains to repairs and replacement of roofs, which currently allow materials in such circumstances "as originally installed on the residence" where such materials would otherwise not be allowed. The Board Members expressed their intent and recommended to allow the same materials that are being replaced or repaired.

6. Director's Report

7. Adjournment

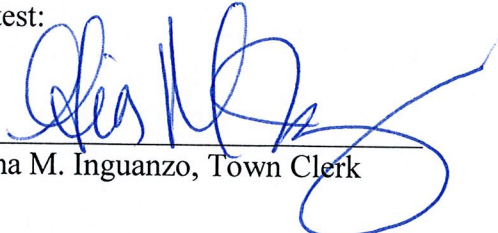
There being no further business to come before the Board, the meeting adjourned at 7:35 p.m.

Approved this 19th day of April, 2016.



Jeffrey Rodriguez, Chairman

Attest:



Gina M. Inguanzo, Town Clerk