

MINUTES
PLANNING & ZONING BOARD MEETING
February 17, 2014
6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1.Call to Order

Chairwoman Ameli Padron-Fragetta called the meeting to order at 6:05 p.m.

2.Roll Call

The Town Clerk, Marjorie Tejeda-Castillo, called the roll and the following Board Members were present: Fred Senra, Carol Wyllie, Homero Cruz, Avelino Leoncio, Robert Julia, and Chairwoman Ameli Padron-Fragetta. The Town Clerk announced that Vice Chairman Edric Valdes submitted a resignation letter on this day via email at 5:43pm, and a new Vice Chairman would be chosen throughout the course of the meeting.

Board Member Carol Wyllie made a motion to nominate Robert Julia as Vice Chairman of the Board. The motion was seconded by Board Member Leoncio, and all were in favor.

3.Pledge of Allegiance/Moment of Silence

Chairwoman Ameli Padron-Fragetta led the Pledge of Allegiance and called for a moment of silence.

4.Approval of Minutes

A.Minutes for December 16, 2014 Planning and Zoning Board Meeting

Board Member Avelino Leoncio made a motion to approve the minutes. The motion was seconded by Board Member Homero Cruz and the motion passed 6-0.

5.Business Requiring Board Action

Assistant Town Attorney, Haydee Sera, read the quasi-judicial procedures.

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: VARH2014-0017

APPLICANT: Louis Senra

FOLIO: 32-2024-003-2110

LEGAL DESCRIPTION: Lot 36, Block 8, “MIAMI LAKES SECTION ONE”,

LOCATION: 6530 Miami Lakeway South, Miami Lakes, Florida

Board Member Fred Senra recused himself.

Brandon Schaad, Senior Planner of the Town of Miami Lakes, presented the item and answered questions posed by the Board.

The Town Clerk swore in anyone wishing to speak.

Chairwoman Padron-Fragetta opened the public hearing.

Luis Senra, the applicant, spoke in favor of the variance.

As no one else wished to speak, Chairwoman Padron-Fragetta closed the public hearing.

Board Member Avelino Leoncio made a motion to approve the variance subject to staff’s conditions. The motion was seconded by Board Member Carol Wyllie. The Town Clerk called the roll and the motion passed 4-1. The following Board Members voted in favor: Avelino Leoncio, Carol Wyllie, Homero Cruz, and Robert Julia. Chairwoman Ameli Padron-Fragetta voted in opposition. Board Member Fred Senra recused himself.

B.HEARING NUMBER: VARH2015-0002

APPLICANT: The Graham Companies

FOLIO: 32-2013-034-0010

LEGAL DESCRIPTION: A portion of Track A, “MIAMI LAKES BUSINESS PARK EAST”, PB 135, PG 21

LOCATION: **15800 NW 57th Ave, Miami Lakes, Florida 33014**

Board Member Carol Wyllie recused herself for the next two variances.

Brandon Schaad, Town Planner, presented the item and answered questions posed by the Board. Mr. Schaad advised the Board that the language “buildings/parking area” on condition number three, should be substituted for “sign”.

The Town Clerk swore in anyone wishing to speak.

Chairwoman Padron-Fragetta opened the public hearing.

Stu Wyllie, the applicant, spoke in favor of the variance.

As no one else wished to speak, Chairwoman Padron-Fragetta closed the public hearing.

Board Member Fred Senra made a motion to approve the variance subject to staff’s conditions. The motion was seconded by Board Member Robert Julia. The Town Clerk called the roll and the motion passed 5-0. The following Board Members voted in favor: Avelino Leoncio, Fred Senra, Robert Julia, Carol Wyllie, Homero Cruz, and Chairwoman Ameli Padron-Fragetta. Board Member Carol Wyllie recused herself.

C.HEARING NUMBER: **VARH2015-0001**

APPLICANT: **Doralmex LLC**

FOLIO: **32-2014-026-0010**

LEGAL DESCRIPTION: **A portion of Track T, “MIAMI LAKES TOWN CENTER SECTION 11”, PB 125, PG 4**

LOCATION: **6967-73 Main Street, Miami Lakes, Florida 33014**

Brandon Schaad, Town Planner, presented the item and answered questions posed by the Board.

The Town Clerk swore in anyone wishing to speak.

Chairwoman Ameli Padron-Fragetta opened the public hearing.

Katya Caceres, representing USA Signs, spoke in favor of the variance.

Stu Wyllie, representing the Graham Companies, spoke in favor of the variance.

Samuel Perez, applicant and owner of Salsa Fiesta, spoke in favor of the variance.

As no one else wished to speak, Chairwoman Padron-Fragetta closed the public hearing.

Board Member Homero Cruz made a motion to approve the variance request subject to staff's conditions. The motion received a second from Board Member Avelino Leoncio. The Town Clerk called roll and the motion passed 5-0. The following Board Members voted in favor: Avelino Leoncio, Fred Senra, Robert Julia, Carol Wyllie, Homero Cruz, and Chairwoman Ameli Padron-Fragetta. Board Member Carol Wyllie recused herself.

D.HEARING NUMBER: VARH2014-0015

APPLICANT: Jose Lago and Idalia M. Lago

FOLIO: 32-2014-004-1080

LEGAL DESCRIPTION: Lot 7, Block 4, "MIAMI LAKES – LOCH LOMOND SECTION", PB 76, PG 91

LOCATION: 7030 Gleneagle Drive, Miami Lakes, Florida 33014

Brandon Schaad, Town Planner, presented the item and answered questions posed by the Board.

The Town Clerk swore in anyone wishing to speak.

Chairwoman Padron-Fragetta opened the public hearing.

Jose L. Lago, the applicant, spoke in favor of the variance.

As no one else wished to speak, Chairwoman Padron-Fragetta closed the public hearing.

Board Member Avelino Leoncio made a motion to approve the staff's recommendation subject to conditions. The motion received a second from Board Member Carol Wyllie. The Town Clerk called the roll and the motion passed 5-1. The following Board Members voted in favor: Avelino Leoncio, Fred Senra, Carol Wyllie, Homero Cruz, and Chairwoman Ameli Padron-Fragetta. Vice Chairman Robert Julia voted in opposition.

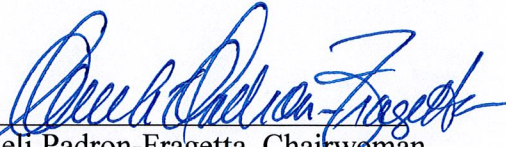
6. Director's Report

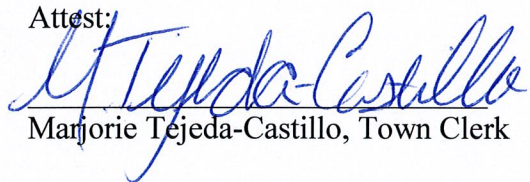
The Town Clerk introduced Ms. Lisandra Alfonso to the Board Members as the new Assistant Town Clerk.

7. Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:48 pm.

Approved this 17th day of March, 2015.


Aneli Padron-Fragetta, Chairwoman

Attest:

Marjorie Tejada-Castillo, Town Clerk