

TOWN OF MIAMI LAKES, FLORIDA

**MINUTES**

**PLANNING AND ZONING BOARD MEETING**

**November 20, 2012**

**6:30 p.m.**

**Royal Oaks Park Community Center**

**16500 NW 87th Avenue Miami Lakes, FL 33018**

**1. CALL TO ORDER:**

Chairman Tom McGrath called the meeting to order at 6:30 p.m.

**2. ROLL CALL:**

Deputy Town Clerk, Gina Inguanzo, called the roll with the following Board Members present: Ameli Padron-Fragetta, Raul de la Sierra, George Lopez, Lorenzo Cobiella and Chairman Tom McGrath. Carol Wyllie and Vice Chairman Pedro Carballo were absent.

Chairman McGrath made a motion to excuse Board Member Wyllie's absence, due to the death of a dear family member. This motion received a second from Board Member De La Sierra and it was unanimously passed.

**3. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:**

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

**4. BUSINESS REQUIRING BOARD ACTION:**

**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.

The Deputy Town Clerk read the Quasi-Judicial Procedures into the record.  
Deputy Town Clerk swore in anyone wishing to speak.

**A. HEARING NUMBER: VARH2012-0011**  
**APPLICANT: Alexis Cazañas**  
**FOLIO: 32-2015-018-0570**  
**LEGAL DESCRIPTION: LOT 15, BLOCK 6 OF ROYAL LAKES**  
**FIRST ADDITION, PLAT BOOK 137, PAGE 52**  
**ZONING DISTRICT: RU-1**

The Deputy Town Clerk read the Quasi-Judicial Procedures into the record.

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

Amber Riviere, Interim Planning and Zoning Director, answered questions posed by the Board.

Chairman McGrath opened the public hearing.  
Applicant, Alexis Cazañas spoke in favor of the item.  
There being no one else wishing to speak, the Chairman closed the public hearing.

Board Member Padron Fragetta made a motion to deny staff recommendations. The motion was seconded by Board Member De la Sierra. The motion passed 4-1 with the following Board Members voting in favor of the motion: Board Member Padron-Fragetta, Board Member De La Sierra, Board Member Cobiella and Chairman McGrath. Board Member Lopez voted in opposition of the motion.

**B. HEARING NUMBER: VARH2012-0004**  
**APPLICANT: Johnny and Nhora Morales**  
**FOLIO: 32-2015-032-0480**  
**LEGAL DESCRIPTION: Lot 1, Block 2 of Silvercrest Lake Estates,**  
**according to the Plat thereof, as recorded in Plat Book 154 at Page**  
**LOCATION: 16045 NW 81<sup>st</sup> Court Miami Lakes, FL 33016**  
**ZONING DISTRICT: RU-1**

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

Chairman McGrath opened the public hearing.  
The Builder spoke on behalf of the applicant and in favor of the item.

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

Board Member De La Sierra made a motion to approve request #1 and #5, allowing a stairway attached to the main residence four (4) feet, six (6) inches from the north side property line and allowing a total of seventy-three (73) percent impervious coverage in the required front yard. The motion was seconded by Board Member Lopez and it passed 5-0. Board Member Wyllie and Vice Chairman Carballo were absent.

Board Member De La Sierra made a motion to deny requests #2, #3, #4 #6 in total. The motion was seconded by Board Member Lopez and it passed 5-0. Board Member Wyllie and Vice Chairman Carballo were absent.


5. **DIRECTOR'S REPORT:**

No Director's Report.

6. **ADJOURNMENT:**

There being no further business to come before the Board, the meeting adjourned at 7:21 p.m.

Approved this 16 day of April, 2013.

  
George Lopez, Chairman

Attest:

  
Marjorie Tejada-Castillo, Town Clerk