

**TOWN OF MIAMI LAKES, FLORIDA**

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**MINUTES**

**PLANNING AND ZONING BOARD MEETING**

**September 18, 2012**

**6:30 p.m.**

**Royal Oaks Park Community Center**

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

**1. CALL TO ORDER:**

Chairman McGrath called the meeting to order at 6:35 p.m.

**2. ROLL CALL:**

The Deputy Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: George Lopez, Raul De La Sierra, Carol Wyllie, Ameli Padron-Fragetta, Vice Chairman Carballo and Chairman Tom McGrath.

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

The Chariman 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.

**A. HEARING NUMBER: VARH2012-0007 APPLICANT: Alberto and  
Jennifer H. Perdigon FOLIO: 32-2015-031-0120 LEGAL  
DESCRIPTION: Lot 44, Block 1 of Primavera First Addition, Plat Book  
154, Page 20 ZONING DISTRICT: RU-1**

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[!\[\]\(529949c2c3dadbaa4e538e8c643454bc\_img.jpg\) Exhibit 1.pdf](#)

[!\[\]\(3dfb8d66e81160ad61421a3452093d1b\_img.jpg\) Exhibit 2.pdf](#)

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[!\[\]\(0f848bbd71cef6b345273b16f905912a\_img.jpg\) Exhibit 3a.pdf](#)

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[!\[\]\(a870788d6ed9b8fd294b7654a8c8526b\_img.jpg\) Exhibit 3b.pdf](#)

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[!\[\]\(3211b5d1d968fc1665909b34f9f16010\_img.jpg\) Exhibit 4.pdf](#)

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Chairman McGrath called the meeting to order at 8:10 p.m.

Deputy Town Clerk, Gina Inguanzo, called the roll and all the Board Members were present.

Chairman McGrath opened up the Public Comments, there being no one wishing to speak, he closed the Public Comments.

Chairman McGrath made a motion to approve the variance according to staff's recommendation and conditions. The motion was seconded by Board Member De La Sierra and all were in favor.

**B. HEARING NUMBER: VARH2012-0008 APPLICANT: ZAHLENE  
INVESTMENTS, INC.FOLIO: 32-2013-057-0010LEGAL  
DESCRIPTION: UNIT 1 OF MIAMI LAKES PROFESSIONAL CENTER  
CONDOMINIUM, ORB 25678, PAGES 2249-2346 ZONING DISTRICT: IU-C**

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[!\[\]\(83bbbd261710c59db0214aa27b2edc0d\_img.jpg\) Exhibit 1.PDF](#)

[!\[\]\(166772600a13ad0a433053f90fe45649\_img.jpg\) Exhibit 2.pdf](#)

[!\[\]\(291e070cef6c4d5e78fefe4696ef53be\_img.jpg\) Exhibit 2.pdf](#)

[!\[\]\(a73c1962d20a39dd8fd6a060ae69693f\_img.jpg\) Exhibit 3.pdf](#)

[Exhibit 3.pdf](#)

[Exhibit 4.pdf](#)

[Exhibit 4.pdf](#)

[Exhibit 5.pdf](#)

[Exhibit 5.pdf](#)

[VARH2012-0008 Staff Analysis and Recommendation.pdf](#)

[VARH2012-0008 Staff Analysis and Recommendation.pdf](#)

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Chairman McGrath opened up the Public Comments.  
Ms. Beatriz Zahlene spoke in favor of this item.  
Mr. Fred Senra spoke in opposition of this item.

Chairman McGrath made a motion to approve the variance according to staff's recommendation and conditons. The motion was seconded by Board Member Wyllie and all were in favor.

<b>C.</b>	<b>HEARING NUMBER:</b>	<b>VARH2012-0009</b>	<b>APPLICANT:</b>	<b>MAURICE</b>
	<b>COSTAFOLIO:</b>	<b>LOT 10,</b>	<b>BLOCK 32 OF FAIRMONT,</b>	<b>LEGAL DESCRIPTION:</b>
			<b>BOOK 844, PAGE 34</b>	<b>PLAT</b>
			<b>ZONING DISTRICT:</b>	<b>RU-1</b>

[VARH2012-0009 Staff Analysis and Recommendation.docx](#)

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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.

Chairman McGrath opened the public hearing.

Mr. Maurice Costa spoke in favor of the item.

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

Board Member Lopez made a motion to approve the variance as recommended by staff. The motion was seconded by Vice Chairman Carballo. Vice Chairman Carballo withdrew his second. The motion died.

Board Member Lopez made a motion to accept recommendations made by staff, with the condition that no screen or enclosure be built on the pool. The motion was seconded by Vice Chairman Carballo. The motion passed 5-1 with the following Board Members voting in favor: Board Member Lopez, Board Member De La Sierra, Board Member Wyllie, Vice Chairman Carballo and Chairman McGrath. Board Member Padron-Fragetta voted in opposition.

Chairman McGrath called for a short recess.

**5. DIRECTOR'S REPORT:**

No Director's Report.

**6. ADJOURNMENT:**

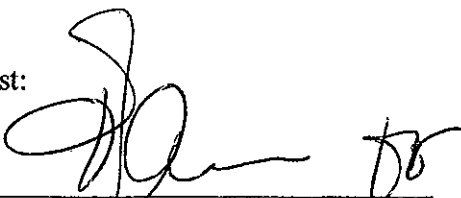
There being no further business to come before the Board, the meeting adjourned at 8:50 p.m.

Approved this 19th day of October, 2012.



Tom McGrath, Chairman

Attest:



Marjorie Tejada, Town Clerk