

TOWN OF MIAMI LAKES, FLORIDA

**MINUTES
PLANNING AND ZONING BOARD MEETING
July 16, 2013
6:30 p.m.
Government Center
6601 Main Street Miami Lakes, FL 33014**

1. CALL TO ORDER:

Vice Chairman Pedro Carballo called the meeting to order at 6:37 p.m.

2. ROLL CALL:

Deputy Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Avelino Leoncio, Raul de La Sierra, Lorenzo Cobiella, and Vice Chairman Pedro Carballo. Board Member Fred Senra was absent. Board Members Ameli Padron-Fragetta and Chairman George Lopez were late.

3. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

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

4. APPROVAL OF MINUTES:

A. Approval of Minutes

Board Member Raul de La Sierra made a motion to accept the minutes from April 16, 2013 and June 18, 2013. The motion received a second from Board Member Lorenzo Cobiella and all were in favor.

5. 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: VARH2013-0008

APPLICANT: MARIA VALDES

FOLIO: 32-2015-036-0220

**LEGAL DESCRIPTION: LOT 22, BLOCK 1 OF SWANS
LANDING, PLAT BOOK 155, PAGE 52**

Town Attorney, Steve Geller, read the Quasi-Judicial Procedures into the record.

Deputy Town Clerk, Gina Inguanzo, swore in anyone wishing to speak.

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

Chairman Lopez opened the public hearing.

Applicant, Michael Cofresi, spoke on behalf of the item.

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

Board Member De la Sierra made a motion to approve the variance request #1 and #3 and to deny #2 and #4, with condition to demolish the pavement to be 2 feet from the west side of the property line. Chairman Lopez seconded the motion. The Deputy Town Clerk called the roll and the motion failed because it was a tie vote. Board Members Leoncio, De la Sierra and Lopez voted in favor. Board Members Cobiella, Padron-Fragetta and Vice Chairman Carballo voted in opposition.

Vice Chairman Carballo made a motion to approve variance request #1 and to deny requests #2, #3 and #4, with the following conditions: that the walkway be eleven and two-tenths (11.2) feet wide in the required side yard and set back at least five (5) feet from the west side property line, where the Code allows a three (3) foot wide walkway in the required side yard. The motion received a second from Chairman Lopez. The Deputy Town Clerk called the roll and the motion passed 5-1. Board Member Padron-Fragetta voted in opposition to the motion. Board Member Fred Senra was absent.

**B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA,
AMENDING ARTICLE 1, SECTION 13-1(A), ADDING AND**

AMENDING DEFINITIONS, AMENDING ARTICLE II, SECTION 13-204, ADMINISTRATIVE OFFICIAL, AMENDING ARTICLE III, SECTION 13-304, SITE PLAN APPROVAL, AMENDING ARTICLE IV, DIVISION 8, OR-13 LOW DENSITY RESIDENTIAL/OFFICE DISTRICT, SECTIONS 13-545 AND 13-546, AMENDING ARTICLE IV, DIVISION 9, R0-50 HIGH-DENSITY RESIDENTIAL/OFFICE DISTRICT, SECTIONS 13-564 AND 13-566, AMENDING ARTICLE IV, DIVISION 12, BU-1 NEIGHBORHOOD BUSINESS DISTRICT, SECTIONS 13-609 AND 13-614 THROUGH 13-617, AMENDING ARTICLE IV, DIVISION 13, BU-1A, LIMITED BUSINESS DISTRICT, SECTIONS 13-625, 13-627, AND SECTIONS 13-631 THROUGH 13-634, AMENDING ARTICLE IV, DIVISION 14, BU-2, SPECIAL BUSINESS DISTRICT, SECTIONS 13-641 THROUGH 13-643, SECTION 13-647 THROUGH 13-650, AMENDING ARTICLE IV, DIVISION 15, BU-3, LIBERAL BUSINESS DISTRICT SECTIONS 13-653, 16-658, 13-660 AND 13-664 THROUGH 13-667, AMENDING ARTICLE IV, DIVISION 16, IU-1 INDUSTRIAL, LIGHT MANUFACTURING DISTRICT, SECTIONS 13-673, 13-674, 13-678, 13-687, AMENDING ARTICLE IV, DIVISION 17, IU-2, HEAVY MANUFACTURING DISTRICT, SECTIONS 13-693, 13-694, 13-700, AND 13-701, AMENDING ARTICLE IV, DIVISION 18, IU-3, INDUSTRIAL UNLIMITED DISTRICT, SECTIONS 13-708, 13-709, 13-713, 13-718.1 AND 13-718.2, AMENDING ARTICLE IV, DIVISION 19, IU-C, INDUSTRIAL DISTRICT CONDITIONAL, SECTIONS 13-721, 13-730, 13-734, 13-737, 13-739 AND 13-740, AMENDING ARTICLE IV, DIVISION 20, BUSINESS, COMMERCIAL AND INDUSTRIAL USE MASTER LIST, SECTIONS 13-745 AND 13-748, AMENDING ARTICLE IV, DIVISION 21, ADDITIONAL BUSINESS, COMMERCIAL, INDUSTRIAL AND OTHER USE REGULATIONS, SECTIONS 13-750, 13-752 THROUGH 13-755, 13-757, 13-762 THROUGH 13-766, 13-769, 13-770, 13-774, 13-775, 13-777 THROUGH 13-779, 13-781 THROUGH 13-790, 13-794 THROUGH 13-799.3, AMENDING ARTICLE VI, SECTION 13-1601, AND ADDING ARTICLE VI, SECTION 13-1617, SPECIAL EVENTS, OF THE TOWN'S LAND DEVELOPMENT CODE; AMENDING ARTICLE I, SECTION 16-1, UNNECESSARY AND EXCESSIVE NOISES, OF CHAPTER 16 OF THE TOWN CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney, Steve Geller, read the title of the Ordinance into the record.

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

Chairman Lopez opened the public hearing.

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

Board Member Leoncio made a motion to approve the Ordinance in its first reading. The motion was seconded by Board Member de la Sierra. The Deputy Town Clerk called the roll and all were in favor. Board Member Senra was absent.

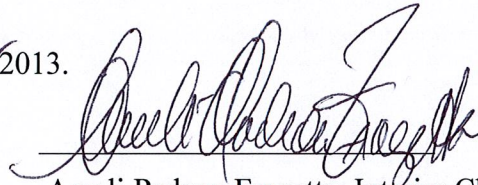
6. DIRECTOR'S REPORT:

No Director's Report.

7. ADJOURNMENT:

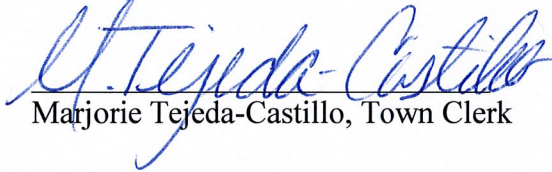
There being no further business to come before the Board, the meeting adjourned at 8:26 p.m.

Approved this 19 day of November 2013.



Ameli Padron-Fragetta, Interim Chair

Attest:



Marjorie Tejada-Castillo, Town Clerk