

**TOWN OF MIAMI LAKES, FLORIDA**

**MINUTES  
PLANNING AND ZONING BOARD MEETING**

**December 17, 2013**

**6:30 p.m.**

**Government Center**

**6601 Main Street Miami Lakes, FL 33014**

**1. CALL TO ORDER:**

Board Member Ameli Padron Fragetta called the meeting to order at 6:50 p.m.

**2. ROLL CALL:**

Deputy Town Clerk, Gina Inguanzo called the roll and the following Board Members were present: Fred Senra, Avelino Leoncio, Edric Valdes, Carol Wyllie, Robert Julia and Interim Chairwoman Ameli Padron-Fragetta.

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

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

**4. APPROVAL OF MINUTES:**

**A. Approval of Minutes**

Board Member Senra made a motion to accept the minutes from November 19, 2013. The motion received a second from Board Member Valdes and all were in favor. Board Member Carol Wyllie and Robert Julia did not vote, for they did not serve as Board Members during the November meeting.

**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. ELECTIONS:**

Town Attorney, Raul Gastesi, read the Quasi-Judicial Procedures into the record.

Board Member Leoncio made a motion to nominate Board Member Padron-Fragetta to serve as Chairwoman of the Board. The motion received a second from Board Member Valdes. The Deputy Town Clerk called the roll and all were in favor.

Board Member Valdes made a motion to nominate himself to serve as Vice Chair. The motion received a second from Board Member Senra. The Deputy Town Clerk called the roll and all were in favor.

**B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE IV, DIVISION 3, SECTION 13-444; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

Eliezer Palacios, Building Official, spoke on behalf of the item and answered questions posed by the Board.

Chairwoman Padron-Fragetta opened the public hearing. There being no one wishing to speak, the public hearing was closed.

Board Member Wyllie made a motion to endorse the proposed ordinance made by staff with the exception of adding additional guidelines or specifications for the air conditioning units that would be placed on the roof without the screening devices. The motion received a second from Board Member Julia. The Deputy Town Clerk called the roll and the motion passed 5-1. Chairwoman Padron-Fragetta voted in opposition.

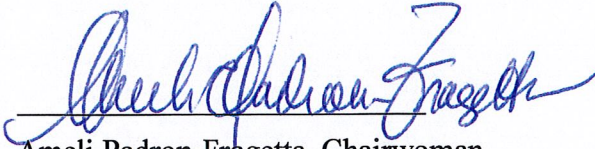
**6. DIRECTOR'S REPORT:**

No Director's Report.

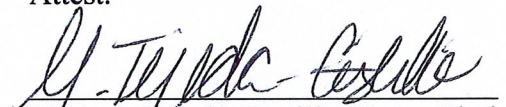
**7. ADJOURNMENT:**

There being no further business to come before the Board, the meeting adjourned at 8:15 p.m.

Approved this 21 day of January 2014.

  
Ameli Padron-Fragetta, Chairwoman

Attest:

  
Marjorie Tejeda-Castillo, Town Clerk