

**TOWN OF MIAMI LAKES, FLORIDA**

**MINUTES  
PLANNING AND ZONING BOARD MEETING  
September 16, 2014  
6:30 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 6:35 p.m.

**2. ROLL CALL:**

The Town Clerk, Marjorie Tejeda-Castillo, called the roll and the following Board Members were present: Carol Wyllie, Homero Cruz, Avelino Leoncio, Robert Julia, Vice Chairman Edric Valdes and Chairwoman Ameli Padron-Fragetta. Board Member Senra was absent.

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

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

**4. APPROVAL OF MINUTES: June 17, 2014 Planning and Zoning Meeting**

Board member Wyllie made a motion to approve the minutes as amended, thus omitting "r" from "porter." The motion was seconded by Board Member Leoncio and the motion passed 5-0. Board member Valdes abstained due to his absence in June's Meeting. Board member Senra was absent.

**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. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE V, SECTION 13-1508, DRIVEWAYS AND PARKING SPACES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

The Town Attorney, Raul Gastesi, read the quasi-judicial procedures.

Chairwoman Padron-Fragetta read the title of the Ordinance into the record.

The Town Clerk, Marjorie Tejeda-Castillo, 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.

Chairwoman Padron-Fragetta opened the public hearing.

Juan Jose Leon, an architect by profession, spoke in opposition to the Ordinance.

As no one else wished to speak, the public hearing was closed.

Board Member Leoncio made a motion to recommend the Ordinance to the Town Council, thereby subject to the following conditions: limit single driveway to 20 feet and combined driveway to 32 feet. Measurements are to be taken at the sidewalk. Furthermore, at the edge of the pavement, Public Works standards, if any, shall prevail. The motion was seconded by Board Member Cruz. The Town Clerk called the roll and the motion passed 6-0. Board Member Senra was absent.

**B. HEARING NUMBER: VARH2014-0005**

**APPLICANT: Cesar Hassan, Jr.**

**FOLIO: 32-2024-003-1690**

**LEGAL DESCRIPTION: Lots 6, Block 7, Miami Lakes Section One**

**LOCATION: 13968 Lake Lure Ct. Miami Lakes, Florida 33014**

The Town Clerk, Marjorie Tejeda-Castillo, 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.

Chairwoman Padron-Fragetta opened the public hearing.

Applicant, Jenny and Cesar Hassan, spoke in favor of the variance.

As no one wished to speak, the public hearing was closed.

Board Member Wyllie made a motion to approve the variance request with staff recommendations, thereby subject to conditions. The applicant may retain the concrete sculpture provided it meets code requirements. The motion received a second from Board Vice Chairman Valdes. The Town Clerk called the roll and the motion passed 4-2. Chairwoman Padron-Fragetta and Board Member Leoncio voted in opposition. Board Member Senra was absent.

**C. HEARING NUMBER: VARH2014-0009**

**APPLICANT: Jorge and Orlaida Martinez**

**FOLIO: 32-2021-021-0110**

**LEGAL DESCRIPTION: Lots 8, Block 2, West Lakes Cardenas Estates**

**LOCATION: 8714 NW 147th Ln. Miami Lakes, Florida 33018**

The Town Clerk swore in anyone wishing to speak.

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

Chairwoman Padron-Fragetta opened the public hearing.

Applicant, Jorge Martinez, advocated for the 33 feet on the approach.

As no one wished to speak, the public hearing was closed.

Board Member Wyllie made a motion to approve the variance request with staff recommendations, thereby subject to conditions. The motion fails due to lack of second.

Board Member Julia made a motion to approve the variance request with staff recommendations, thereby subject to all conditions with the exception of authorizing the 33.4 approach instead of the recommended 30 feet approach. The motion was seconded by Board Member Valdes and the motion passed 6-0. Board Member Senra was absent.

**6. DIRECTOR'S REPORT:**

A. Training Video - Introduction to the Zoning Board of Adjustment

Brandon Schaad, Town Planner, announced that a Planning and Zoning training video will be presented following the meeting's adjournment.

7. **ADJOURNMENT:**

There being no further business to come before the Board, the meeting adjourned at 7:56 pm.

Approved this 18<sup>th</sup> day of November, 2014.

A handwritten signature in black ink, reading "Ameli Padron-Fragetta", written over a horizontal line.

Ameli Padron-Fragetta, Chairwoman

Attest:

A handwritten signature in black ink, reading "M. Tejeda-Castillo", written over a horizontal line.

Marjorie Tejeda-Castillo, Town Clerk