

TOWN OF MIAMI LAKES, FLORIDA

**MINUTES
PLANNING AND ZONING BOARD MEETING**

June 17th, 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 6:44 p.m

2. ROLL CALL:

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

A. Approval of Minutes

Board Member Cruz made a motion to accept the minutes from May 20, 2014. The motion received a second by Board Member Senra 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. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE V, SECTION 13-1509, FENCES, WALLS AND GATES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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 recommend to the Town Council to adopt the Ordinance as recommended by staff. The motion received a second from Board Member Cruz. The Deputy Town Clerk called the roll and all were in favor.

- B. HEARING NUMBER: VARH2014-0001
APPLICANT: Laszlo Fazekas
FOLIO: 32-2014-004-0660 and 32-2014-004-0670
LEGAL DESCRIPTION: 7 & 8, Block 2, MIAMI LAKES LOCH LOMAND SECTION
LOCATION: 16141 Aberdeen Way, Miami Lakes, FL 33014.**

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.

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

Applicant, Laszlo Fazekas, spoke on behalf of the item.

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

Board Member Cruz Wyllie made a motion to deny request #1, regarding the construction of a porte cochere (carport) and to approve request #2 and #3, subject to staff's recommendation. Approval of request #2 and #3 is subject to the Applicant signing and recording the Declaration of Use Covenant running with the land, stating that the plans regarding the guest house are designed and intended to be used for single family residential use only and in connection with the principal residence existing on the property. The motion received a second from Board Member Senra and all were in favor. Board Member Julia and Vice Chair Valdes were absent.

- C. **HEARING NUMBER: VARH2014-0006**
 APPLICANT: Jose Luis Pereda
 FOLIO: 32-2024-003-2170
 LEGAL DESCRIPTION: Lot 3, Block 9, Miami Lakes Section One
 LOCATION: 6521 Lake Blue Drive, Miami Lakes, FL 33014.

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.

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

The Applicant, Jose Luis Pereda, spoke on behalf of the item.

Ramon Rodriguez spoke on behalf of the item.

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

Board Member Leoncio made a motion to approve the variance request by the Applicant. The motion received a second by Board Member Cruz. The Deputy Town Clerk called the roll and the motion failed 3-2. Board Member Wyllie, Senra and Chairwoman Padron-Fragetta voted in opposition. Vice Chairman Valdez and Board Member Julia were 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 8:03 pm.

Approved this 16th day of September 2014.


Ameli Padron-Fragetta, Chairwoman

Attest:



Marjorie Tejada-Castillo, Town Clerk