

MINUTES
PLANNING & ZONING BOARD MEETING
July 28, 2015
6:00 p.m.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1.Call to Order

Chairman Robert Julia called the meeting to order at 6:12 p.m.

2.Roll Call

The Assistant to the Town Clerk, Lisandra Alfonso, called the roll and the following Board Members were present: Avelino Leoncio, Homero Cruz, Ameli Padron-Fragetta, Raul de la Sierra, Vice Chairman Fred Senra, and Chairman Robert Julia. Board Member Jeffrey Rodriguez was absent.

3.Pledge of Allegiance/Moment of Silence

Chairman Robert Julia led the Pledge of Allegiance and called for a moment of silence.

4.Approval of Minutes

A. Approval of Minutes:

June 16, 2015 Planning and Zoning Board Meeting

Vice Chairman Senra made a motion to approve the minutes. The motion received a second from Board Member de la Sierra and all were in favor. Board Member Rodriguez 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.HEARING NUMBER: VARH2015-0010

APPLICANT: Armando Varona

FOLIO: 32-2021-015-0080

LEGAL DESCRIPTION: Lot 8, Block 1, Colorama Estates, PB 146, PG 48

LOCATION: 8773 NW 142 Ln., Miami Lakes, Florida 33018

Assistant Town Attorney, Haydee Sera, read the quasi-judicial procedures to the record.

The Assistant to the Town Clerk, Lisandra Alfonso, swore in anyone wishing to speak.

Stacy Allen, Planning Technician for the Town, presented the variance and answered questions posed by the Board.

Chairman Julia opened up the public hearing.

Applicant, Armando Varona, spoke in favor of the variance and answered questions posed by the board.

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

Board Member de la Sierra made a motion to approve the variance with staff recommendations. The motion received a second from Board Member Leoncio. The Assistant to the Town Clerk called the roll and the motion tied 3-3. Board Members Homero Cruz, Ameli Padron-Fragetta, and Vice Chairman Fred Senra voted in opposition. Board Member Jeffrey Rodriguez was absent. No subsequent motion or action was taken by the Board.

Therefore, pursuant to Subsection 13-301(i)(4) of the Town of Miami Lakes' Land Development Code, the variance application was continued to the next available scheduled meeting on August 18, 2015.

B.HEARING NUMBER: VARH2015-0008

APPLICANT: AMVG Investments LLC

FOLIO: 32-2014-004-1540

LEGAL DESCRIPTION: Lot 53, Block 4, Miami Lakes Loch Lomond

Section, PB 76, PG 91

**LOCATION: 16200 East Troon Circle, Miami Lakes, Florida
33014**

Stacy Allen, Planning Technician for the Town, presented the variance and answered questions posed by the Board.

Chairman Julia opened up the public hearing.

Applicant, Arturo Rodriguez, spoke in favor of the variance and answered questions posed by the board.

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

Board Member Cruz made a motion to defer the variance application to the 18th of August at 6:00 p.m., suggesting that the applicant return to the Board with a revised development plan. The motion received a second from Board Member Padron-Fragetta and all were in favor. Board Member Rodriguez was absent.

C.HEARING NUMBER: VARH2015-0011

APPLICANT: Gilberto Cerda

FOLIO: 32-2021-026-0520 and 32-2021-026-0530

LEGAL DESCRIPTION: Lots 20 and 21, Block 2, Olivia Gardens, PB 151

**LOCATION: 8706 and 8712 NW 146 Ln., Miami Lakes, Florida
33018**

Stacy Allen, Planning Technician for the Town, presented the variance and answered questions posed by the Board.

Chairman Julia opened up the public hearing.

Applicant, Gilberto Cerda, requested that the variance be deferred to the August Planning and Zoning Board meeting.

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

Board Member de la Sierra made a motion to defer the variance application to the 18th of August at 6:00 p.m. The motion received a second from Board Member Leoncio and all were in favor. Board Member Rodriguez was absent.

D.HEARING NUMBER: VARH2015-0009

APPLICANT: Potamkin Hyundai, Inc.
FOLIO: 32-2013-039-0010
LEGAL DESCRIPTION: Tract "A", Miami Lakes Business Park North,
PB 149, PG 20
LOCATION: 6200 NW 167th St., Miami Lakes, Florida 33014

Vice Chairman Senra recused himself from the meeting.

Board Member Cruz made a motion to take a short recess at 7:43 pm. The motion received a second from Board Member Leoncio and all were in favor.

Chairman Julia called the meeting back to order at 7:51 pm.

Stacy Allen, Planning Technician for the Town, presented the variance application and answered questions posed by the Board.

Chairman Julia opened up the public hearing.

Applicant's attorney, Juan Carlos Planas, spoke in favor of the variance and answered questions posed by the board.

Carol Wyllie spoke in favor of the variance and staff recommendations, suggesting that the bottom two left panels be left blank.

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

Board Member de la Sierra made a motion to approve the variance application with staff recommendations, thereby subject to the condition that the bottom two panels have no lettering and be left blank. The motion received a second from Board Member Padron-Fragetta. The Assistant to the Town Clerk called the roll and the motion passed 5-0. Board Member Senra was recused and Board Member Rodriguez was absent.

Vice Chairman Senra rejoined the meeting at 8:08 pm.

E. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE I, SECTION 13-1; AMENDING ARTICLE IV, DIVISION 20, SECTIONS 13-745 AND 13-748; AMENDING DIVISION 21, SECTIONS 13-749, 13-755, 13-762, 13-770, 13-771, 13-772, 13-775, 13-782, 13-788, 13-796, 13-799.1 AND 13-799.3; ADDING NEW SECTIONS 13-799.5 AND 13-799.6; ADDING NEW DIVISION 26, SECTIONS 13-862 THROUGH 13-882; AMENDING ARTICLE VIII, SECTION 13-1801; AMENDING ARTICLE IX, SECTIONS 13-1903 AND 13-1904; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 153.05 +/- ACRE

AREA LOCATED EAST AND WEST OF NORTHWEST 67TH AVENUE BETWEEN MIAMI LAKES DRIVE AND MIAMI LAKEWAY NORTH, FROM THE RM-50, HIGH DENSITY RESIDENTIAL DISTRICT AND BU-2, SPECIAL BUSINESS DISTRICT TO THE TC, TOWN CENTER DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION OF SOME PORTIONS IN CODE; PROVIDING FOR EXCLUSION OF SOME PORTIONS FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

Brandon Schaad, Director of Planning and Zoning, presented the item and answered all questions posed by the board.

Chairman Julia opened up the public hearing.

Carol Wyllie spoke in favor of the ordinance.

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

Board Member de la Sierra made a motion to approve the ordinance as written and to recommend it to the Town Council, with the exception that unsafe structures should be more closely defined to insure that minor violations do not count as unsafe structures. The motion was seconded by Board Member Cruz and the motion passed 5-0. Board Member Rodriguez was absent.

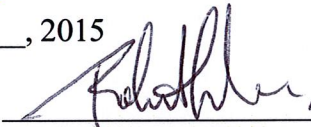
6. Director's Report

No director's report.

7. Adjournment

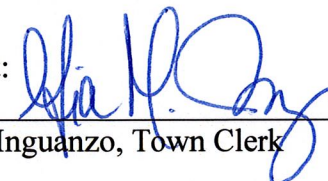
There being no further business to come before the Board, the meeting adjourned at 8:50 p.m.

Approved this 18 day of August, 2015



Robert Julia, Chairman

Attest:



Gina Inguanzo, Town Clerk