

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**December 8, 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 6:05 p.m.

**2. Roll Call**

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

**3. Pledge of Allegiance/Moment of Silence**

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

**4. Approval of Minutes**

A. Minutes for November 17, 2015 Planning and Zoning Board Meeting

Board Member de la Sierra made a motion to approve the minutes. The motion received a second from Board Member Cruz. The motion passed 6-0. Vice Chairman Senra was absent.

Chairman Julia made a motion to change the order of business, so that item 5C be discussed before item 5 A. The motion was seconded by Board Member De la Sierra and all were in favor. Vice Chairman 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 THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, SECTIONS 13-302 AND 13-304, AMENDING ARTICLE X, CREATING NEW DIVISION 1, GENERALLY, NEW DIVISION 2, MOBILITY FEE AND NEW DIVISION 3, SCHOOL CONCURRENCY, AMENDING SECTIONS 13-2001 AND 13-2002, ADDING SECTIONS 13-2003 THROUGH 13-2013 AND RENUMBERING REMAINING SECTIONS AS NECESSARY; AMENDING ARTICLE XI, SECTION 13-2102; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AND EFFECTIVE DATE.

Assistant Town Attorney, Haydee Sera read the title of the Ordinance into the record.

Brandon Schaad, Director of Planning and Zoning, made a presentation of the proposed Ordinance and answered questions posed by the Board.

Board Member De la Sierra made a motion to approve the ordinance as recommended by staff. The motion received a second by Board Member Avelino Leoncio. The Town Clerk called the roll and the motion passed 6-0. Vice Chairman Senra was absent.

- B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ARTICLE VI, DIVISION 1, SECTION 13-1612, NONCONFORMING USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Assistant Town Attorney, Haydee Sera read the title of the Ordinance into the record.

Brandon Schaad, Director of Planning and Zoning, presented the Ordinance and answered questions posed by the Board.

Board Member de la Sierra made a motion to approve the ordinance as written. Board Member Jeffrey Rodriguez seconded the motion and all were in favor. Vice Chairman Senra was absent.

C. HEARING NUMBER: VARH2015-0017

APPLICANT: Mariana Abraham

FOLIO: 32-2024-008-0270

LEGAL DESCRIPTION: Lot 19, Block 13, Miami Lakes Section Three, PB 78, PG 47

LOCATION: 14531 Harris Place, Miami Lakes, Florida 33014

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.

The Town Clerk swore in anyone wishing to speak.

Stacy Allen, Planning Technician of the Town of Miami Lakes and Brandon Schaad, Planning Director for the Town of Miami Lakes, presented the item and answered questions posed by the Board.

Chairman Julia opened the public hearing.

Mr. Jose Izquierdo, spoke on behalf of the applicant.

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

Board Member Rodriguez made a motion to approve the variance in accordance with staff's recommendation. The motion received a second from Board Member De la Sierra.

The motion was amended by Board Member Cruz, to approve the variance with the following modification: to allow the construction of the pool five (5) feet past the survey tie line. The amendment to the motion received a second from Board Member De la Sierra. The Town Clerk called the roll and the amendment to the motion passed 6-0. Vice Chairman Senra was absent.

The Town Clerk called the roll for the original motion as amended, and all were in favor.

Vice Chairman 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 7:20 p.m.

Approved this 16th day of February, 2016.



Robert Julia, Chairman

Attest:



Gina M. Inguanzo, Town Clerk