

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**August 16, 2016**  
**6:00 p.m.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order**

Chairman Jeffrey Rodriguez called the meeting to order at 6:15 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, and Robert Julia. Vice Chairman Raul de la Sierra and Chairman Jeffrey Rodriguez was present. Board members Fred Senra and Homero Cruz were absent.

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

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

**4. Approval of Minutes**

A. Minutes for June 21, 2016 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 Julia. The motion passed 5-0. Board members Fred Senra and Homero Cruz were absent.

**5. Business Requiring Board Action**

The Town Clerk swore in anyone wishing to speak.

**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 has 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.

- B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN LAND DEVELOPMENT CODE BY AMENDING ARTICLE VII, SECTION 13-1701, LANDSCAPE REQUIREMENTS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; 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, gave more information related to the proposed Ordinance and answered questions posed by the Board.

Board Member De la Sierra made a motion to approve the ordinance and send it to the Council. The motion received a second by Board Member Robert Julia. The Town Clerk called the roll and the motion passed 5-0. Board members Fred Senra and Homero Cruz were absent.

C. HEARING NUMBER: VARH2016-0013

APPLICANT: Jose Nodal

FOLIO: 32-2021-023-0850

LEGAL DESCRIPTION: Lot 2, Block 4, Serenity Pointe, PB 149, PG

LOCATION: 14524 NW 87 Place, Miami Lakes, Florida 33018

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

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 Rodriguez opened the public hearing.

Madeline Torres spoke on behalf of the applicant.

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

Board Member Padron-Fragetta made a motion to adopt staff's recommendation and deny requests 1-8. The motion received a second from Vice Chairman Raul De La Sierra. The motion passes 5-0. Board members Fred Senra and Homero Cruz were absent.

D. HEARING NUMBER: VARH2016-0015  
APPLICANT: Lennar Homes, LLC  
FOLIO: 32-2016-000-0020  
LOCATION: Northwest Corner of 154<sup>th</sup> Street & NW 87<sup>th</sup> Avenue,  
Miami Lakes, FL 33016

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 Rodriguez opened the public hearing.

Hugo Arza spoke on behalf of Lennar Homes, LLC.

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

Board Member Padron-Fragetta made a motion to table the discussion of the permanent signs to the next meeting. The motion received a second from Board Member Julia. After a brief discussion, Board Member Padron-Fragetta withdrew her motion.

Thereafter, Board Member Padron-Fragetta made a motion to bifurcate and table the portion having to do with signage to the next meeting and that we direct the applicant to include plans for landscaping around the signage. The motion received a second from Board Member Julia. The motion passed 5-0. Board members Fred Senra and Homero Cruz were absent.

Chairman Rodriguez opened discussion for temporary signage.

Board Member Julia made a motion to approve variances 1, 2 and 4 per staff recommendation. Regarding request number two, instead of the Dibond being required on 154<sup>th</sup> st., a green screening will be required. In addition to staff recommendation, on the northwest corner of 154<sup>th</sup> and 82<sup>nd</sup> avenue, there will also have to be a green screening. Vice Chair Raul de la Sierra seconded the motion. The motion passed 5-0. Board members Fred Senra and Homero Cruz were absent.

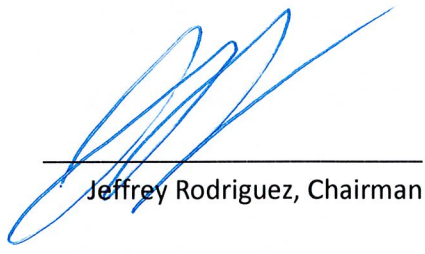
## **6. Director's Report**

No director's report.

## **7. Adjournment**

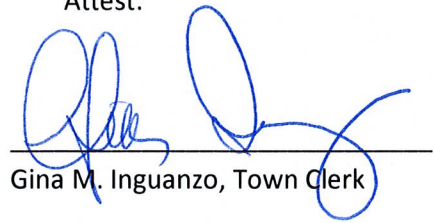
There being no further business to come before the Board, the meeting adjourned at 7:50 p.m.

Approved this 13th day of September, 2016.



Jeffrey Rodriguez, Chairman

Attest:



Gina M. Inguanzo, Town Clerk