

**MINUTES**  
**Planning and Zoning Minutes**  
**October 24, 2017**  
**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 6:04 p.m.

**2. Roll Call:**

The Deputy Town Clerk, Nicole Cuellar, called the roll with the following Board Members were present: Fred Senra, Robert Julia, Vice Chairman Raul de la Sierra and Chairman Jeffrey Rodriguez. Board Members: Ameli Padron-Fragetta joined the meeting late and Homero Cruz was 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:**

- July 18, 2017 LPA Meeting Minutes

Vice Chairman De la Sierra motioned to approve the minutes and Chairman Senra seconded the motion. All were in favor. Board Members Cruz and Padron-Fragetta were absent.

**5. Business Requiring Board Action:**

B. AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO CHAPTER 13, LAND DEVELOPMENT CODE, AMENDING SECTIONS 13-870 AND 13-881, RELATING TO DEVELOPMENT APPROVAL PROCEDURES FOR BUILDING HEIGHTS EXCEEDING FIVE (5) STORIES IN THE TC, TOWN CENTER DISTRICT, REQUIRING SUCH DEVELOPMENT REQUESTS BE SUBJECT TO TOWN COUNCIL CONSIDERATION; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Cid & Collazo)

Assistant Town Attorney, Lorenzo Cobiella, read the title of the Ordinance into the record.

Chairman Rodriguez then made a motion to move up items 5D and 5E. Vice Chairman De la Sierra seconded the motion, and all were in favor. Board Members Cruz and Padron-Fragetta were absent.

Planning Director, Darby Delsalle, presented and answered questioned posed by the Board Members.

Vice Chairman De la Sierra moved to approve the Ordinance with Town Council's recommendations and Board Member Fred Senra seconded the motion. The Deputy Town Clerk called the roll and the motion passed, 6-0, with Board Member Cruz being absent.

- C. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ARCHITECTURAL DESIGN STANDARDS; AMENDING CHAPTER 13, LAND DEVELOPMENT CODE; OF ARTICLE III, AMENDING SECTION 13-304(H) AND CREATING SECTION 13-311, ENTITLED, "DESIGN AND ARCHITECTURAL STANDARDS," TO ESTABLISH DESIGN AND ARCHITECTURAL REVIEW STANDARDS FOR MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Mestre)

Chairman Rodriguez read the title of the Ordinance into the record.

Assistant Town Attorney, Lorenzo Cobiella, read the corrected title of the Ordinance into the record.

Planning Director, Darby Delsalle, presented the Ordinance and answered questions posed by the Board Members.

Senior Planner, Susana Alonso, provided a Power Point presentation and answered questions posed by the Board Members.

Board Member Julia motioned to approve item 5C and Vice Chairman De La Sierra seconded the motion. Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 6-0, with Board Member Cruz being absent.

- D. In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Ruben Arguelles (the "Applicant") is requesting the following variance(s):

1. A variance from Section 13-426(7) to allow a swimming pool to encroach by 10' waterward of the top of the slope or tie line.
2. A variance from Section 13-1605(c)(7) to allow a swimming pool waterward of the top of the slope or tie line.

Chairman Rodriguez read the title of the variance into the record and opened the public hearing.

Deputy Town Clerk, Nicole Cuellar, swore in anyone wishing to speak.

Senior Planner, Susana Alonso, presented item 5E and answered questions posed by the Board Members.

The Applicant, Rubin Arguelles, spoke on behalf of the variance and submitted copies of his architectural plan.

Chairman Rodriguez closed the public hearing.

Board Member Julia motioned to approve staff recommendation to add the final plans for the pool and Vice Chairman De La Sierra seconded the motion. The Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 5-1, with Board Member Padron Fragetta voting in opposition. Board Member Cruz was absent.

E. In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Wilfredo and Mercedes Tome (the "Applicant") is requesting the following variance:

1. A variance from Section 13-1502(3) to reduce the required setback(s) of a proposed gazebo from the existing home.

Chairman Rodriguez read the title of the variance into the record and opened the public hearing.

Planning Director, Darby Delsalle, presented item 5E and answered questions posed by the Board Members.

Senior Planner, Susana Alonso, presented item 5E and answered questions posed by the Board Members.

Deputy Town Clerk, Nicole Cuellar, swore in the applicant.

The Applicant, Wilfredo Tome, spoke on behalf of the variance for the gazebo.

Attorney Chris Brown spoke, on behalf of the Perez's, against the variance for the gazebo.

Chairman Rodriguez closed the public hearing.

Board Member Julia motioned to approve item 5E consistent with staff's recommendation and Chairman Rodriguez seconded the motion. The Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 6-0. Board Member Cruz was absent.

F. Chairman Rodriguez added item F and made a motion to change dates for the Board Meeting of November 21<sup>st</sup> to November 14<sup>th</sup> and December 19<sup>th</sup> to December 12<sup>th</sup>. Board Member Julia seconded the motion, and all were in favor. Board Member Cruz was absent.

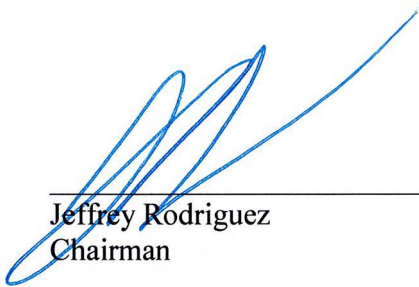
#### **6. Director's Reports**

There was no Director's Report.

#### **7. Adjournment:**

There being no further business to come before the Board, the meeting adjourned at 7:45 P.M.

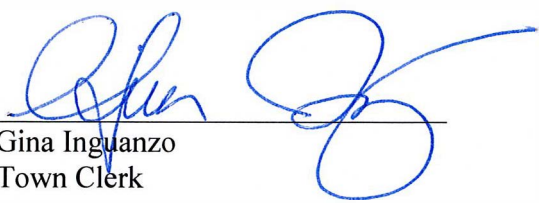
Approved this 12<sup>h</sup> day of December 2017.



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Jeffrey Rodriguez  
Chairman

Attest:



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Gina Inguanzo  
Town Clerk