

TOWN OF MIAMI LAKES, FLORIDA

MINUTES LOCAL PLANNING AGENCY MEETING

October 9, 2003

7:00 p.m.

Miami Lakes Middle School

6425 Miami Lakeway North

Miami Lakes, Florida 33014

1. **CALL TO ORDER** – Mayor Wayne Slaton called the meeting to order at 7:11 p.m.
2. **ROLL CALL** – In addition to the Mayor, the following Council Members were present at roll call: Mary Collins, Robert Meador, Michael Pizzi, Nancy Simon, Peter Thompson and Vice Mayor Roberto Alonso. The following staff members were also present: Town Manager Alex Rey, Assistant Town Manager Rafael Casals, Town Planner Henry Iler, Zoning Official Ray Villar, Building Official Raul Rodriguez, Town Attorney Nina Boniske and Michael Marrero of the law firm Weiss, Serota, Helfman, Pastoriza and Guedes, P.A., and Town Clerk Beatris Arguelles, CMC.
3. **PLEDGE OF ALLEGIANCE:** - The Mayor led the pledge.
4. **PUBLIC HEARINGS** -

PROPOSED SITE PLAN AND REZONING – PETITION No. Z-03-02 – AT&T TOWER PROPERTY REZONING

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA PROVIDING RECITALS; PROVIDING FINDINGS; GRANTING THE REQUEST FOR A REZONING FROM AU TO RU-1 ON 1.45± ACRES OF A 2.3± ACRE PARCEL LOCATED AT 7851 NW 165TH ST, EAST OF NW 79TH AVENUE, WEST OF NW 77TH PATH, SOUTH OF NW 165TH TERRACE, AND NORTH OF NW 165TH STREET; APPROVING THE SITE PLAN FOR RESIDENTIAL DEVELOPMENT OF EIGHT (8) SINGLE-FAMILY HOMES; PROVIDING FOR CONDITIONS; APPROVING TWO SETBACK VARIANCES AND A LOT SIZE VARIANCE FOR THE SITE PLAN; PROVIDING FOR RECORDING; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE CODE AND PROVIDING FOR AN EFFECTIVE DATE. –

A representative for AT&T Wireless Services of Florida addressed the Council and presented the details of their petition. Town Planner Henry Iler reviewed the details of the application. The two variances included a Non-Use Variance, which would reduce the East setback from the AT&T tower from 152 feet to 73.34 feet to the property line, and the West setback would remain at 93.58 feet to the property line. The second variance is a Site Area Variance. The applicant requested that the variance be maintained at 2.3 Acres for the AU zoning code. Staff recommended approval of the

application with conditions and with final approval contingent upon the review from the Town engineer. Staff requested that proper landscaping be provided around the property line and the tower. Larry Lottermann of Lotterman Development Corp. also addressed the Council requesting that certain amendments be made to the conditions for approval.

Mayor Slaton then opened the public hearing. There were no residents speaking in favor nor opposed to the application. The Mayor closed the public hearing and reopened the LPA.


Discussion ensued regarding the safety of the tower concerning the nearby homes and park and regarding the knowledge future homeowners will have regarding the proximity of the tower to their homes.

Councilwoman Collins moved to approve the application amending conditions 5, 6, and 10 and omitting condition 11 as recommended by Staff. Vice Mayor Alonso seconded the motion. Motion carried unanimously upon roll call.

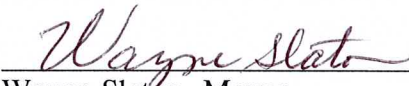
5. **ADJOURNMENT:** The Mayor adjourned the meeting at approximately 8:05 p.m. following a motion to adjourn.

Approved this 13TH day of **November**, 2003

Attest:



Beatris M. Arguelles, CMC
Town Clerk



Wayne Slaton, Mayor