

TOWN OF MIAMI LAKES, FLORIDA
ZONING COUNCIL MEETING

June 21, 2005

7:00 p.m.

Miami Lakes Middle School
6425 Miami Lakeway North
Miami Lakes, Florida 33014

1. **CALL TO ORDER:** The Mayor called the meeting to order at 7:11 p.m.
2. **ROLL CALL:** The Mayor asked the Clerk to call the roll. Deputy Town Clerk, Evelyn Roig called the roll. In addition to Mayor Wayne Slaton and Vice Mayor Roberto Alonso, the following Councilmembers were present: Mary Collins, Robert Meador, Nancy Simon, Michael Pizzi, and Peter Thomson.
3. **PLEDGE OF ALLEGIANCE:** The Mayor led the pledge.
4. **APPROVAL OF MINUTES:**
 - A. **December 16, 2004 Zoning Meeting**
Deputy Town Clerk, Evelyn Roig asked to defer minutes to next meeting because they did not reflect the votes of Councilmember Nancy Simon.
 - B. **January 18, 2005 Zoning Meeting**
Approval of the minutes was moved by Councilmember Mary Collins and seconded by Councilmember Nancy Simon.
 - C. **May 17, 2005 Zoning Meeting**
Approval of the minutes was moved by Councilmember Mary Collins and seconded by Councilmember Peter Thomson.
5. **PUBLIC HEARING – ORDINANCES –FIRST READING:**
 - A. **An ordinance pertaining to the land development code; Creating Article 10.1, Transportation Concurrency Management Program.**

This item was deferred to the meeting of July 19, 2005.
6. **PUBLIC HEARING –ORDINANCES – SECOND READING:**
 - A. **An ordinance pertaining to the land development code; Amending Chapter 33, Article XVA, RU-TH Townhouse District.**

A motion for passage was made by Councilmember Mary Collins and seconded by Vice Mayor Roberto Alonso. The Mayor called for the vote and it was unanimous.

7. PUBLIC HEARING – RESOLUTIONS:

A. A resolution approving the “Miami Lakes Town Center Three-East” Plat, being a replat of a portion of Tract “C”, “Miami Lakes Town Center Two-East”.

Town Planner, Armando Valdes explained the review process. A motion for passage was made by Councilmember Mary Collins and seconded by Councilmember Nancy Simon. The Mayor asked the Clerk to call the roll. All were in favor.

B. A resolution approving the development agreement with Lowell Dunn and Betty Dunn and authorizing the Mayor to accept any deeds.

Presentation was made by Counsel for the Dunn Family, Melissa Tapenes, Traffic Engineer, Kathy Sweetapple and Lowell Dunn, II. Town Attorney, Nancy Stroud, explained the rules of a quasi-judicial hearing. The Mayor opened the public hearing and those wishing to testify were sworn by the Clerk. Town Manager, Alex Rey gave background information and his recommendation to move forward with the project.

The following people spoke: Pedro Carballo spoke against the ordinance. Alan Rigerman gave a point of information. Mirtha Mendez spoke against. David Bennett spoke against. Jorge De Apodaca spoke in favor. There being no further public speakers the Mayor closed the public hearing.

Vice Mayor Alonso expressed his disappointment that after the last development was approved the Dunns decided to use the land to graze cows and qualify for an agricultural exemption and not pay residential taxes. He expressed that the timeline was too long.

Councilmember Mary Collins asked that the Dunns remove the Dunwood Forest from the plan and donate the land to the town to be used as a park.

Councilmember Michael Pizzi wanted the record to reflect that not all Councilmembers voted for the last project. Mr. Pizzi asked Mr. Dunn if he would agree to building an 8,000 sq foot Youth Center. Mr. Dunn agreed that something to that affect could be committed to paper. During discussion, Mr. Dunn suggested that he would deed the land to the town for the roads. The deeds could be held in escrow. If the deadlines in the contract were not met, the town would be free to go ahead and build the roads.

Councilmember Meador expressed his disappointment that the Traffic Engineer's tables and figures were not part of the agenda packet. He expressed that there are parts of the agreement which do not match the ordinance and expressed his concern about the timeline being too long. He urged Mr. Dunn to get together with the County and the Town to work together to address concerns.

Mr. Dunn expressed his desire to see that the Fire Station is built in a timely manner.

Councilmember Peter Thomson expressed that the timeline in many areas is too long and the importance of 87th Ave.

Councilmember Nancy Simon questioned the possibility of time extensions and conduct of the traffic study. She requested a legal opinion in writing regarding the availability of extensions by the County. She asked about the County involvement and the ten year concurrency. She requested that the road standards be part of the written agreement. She expressed that she would like to see a shorter timeline. Councilmember Simon asked that the staff provide figures from previously proposed agreement regarding the park.

Mayor Wayne Slaton asked questions regarding the current concurrency, the cost of building the road, the appraisal of the Hammock and road standards. He expressed that the timeline was too long.

The Mayor identified several conditions that had been addressed as follows: Fire station, 8,000 sq. foot youth center, lengthy timeline, sign deed to town for roads at signing of agreement, \$300,000 to town for schools, willingness to pay taxes on the value of the property and not as agricultural land.

Councilmember Simon asked why Item 5A had been deferred and expressed that she would have preferred it to be ready for this meeting.

It was pointed out by Councilmember Pizzi that a vote in favor at this time means that the Council is willing to go forward to second reading and not necessarily a vote in favor of the project.

Councilmember Peter Thomson expressed that it is his desire to see the developer build the road and not the town. Councilmember Meador expressed his concern about the flaws in the agreement and asked that the flaws be addressed by Counsel.

Councilmember Mary Collins asked about the road impact fees and expressed her concern with the conditions being asked of the developer. She further expressed her request for the donation of the land for a park.

A motion for passage to second reading was made by Councilmember Peter Thomson and seconded by Vice Mayor Roberto Alonso. The Clerk called the roll as follows:

Councilmember Pizzi	yes
Councilmember Collins	no
Councilmember Simon	no
Councilmember Thomson	yes
Councilmember Meador	yes
Vice Mayor Alonso	yes
Mayor Slaton	yes

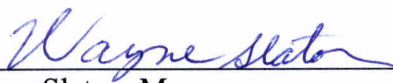
Motion passed 5 in favor, 2 opposed.

C. A resolution exempting certain town committees and boards from the application of the financial disclosure requirements of Miami-Dade County Conflict of Interest and Code of Ethics Ordinance.

A motion for passage was made by Councilmember Mary Collins and seconded by Vice Mayor Roberto Alonso. The Mayor called for a voice vote and it was unanimous

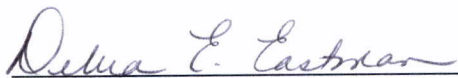
8. ADJOURNMENT: The Mayor declared the meeting adjourned.

Approved this 19th day of July, 2005.



Wayne Slaton, Mayor

Attest:



Debra E. Eastman, MMC
Town Clerk