

# TOWN OF MIAMI LAKES, FLORIDA

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## Town Council

Mayor Wayne Slaton

Vice Mayor Robert Meador, II

Councilmember Roberto Alonso

Councilmember Mary Collins

Councilmember Dorothy Cook

Councilmember Michael Pizzi

Councilmember Nancy Simon

## MINUTES

### TOWN COUNCIL MEETING - ZONING

April 18, 2006

**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:** Town Clerk Debra Eastman called the roll with the following Council members present: Mary Collins, Dorothy Cook, Nancy Simon, Roberto Alonso, Michael Pizzi, Vice Mayor Robert Meador and Mayor Wayne Slaton.
3. **RESOLUTION – PUBLIC HEARING:**

Mayor Slaton called for consideration of item B, prior to item A on the agenda.

**B. A RESOLUTION OF THE TOWN COUNCIL [APPROVING / DENYING] AN APPLICATION FOR SITE PLAN APPROVAL OF A SINGLE FAMILY RESIDENCE; MODIFYING CONDITIONS OF MIAMI-DADE COUNTY ADMINISTRATIVE VARIANCE NO. V96000051 TO PERMIT THE PROPOSED SITE PLAN IN PLACE OF A PREVIOUSLY APPROVED SITE PLAN TO ALLOW A SINGLE FAMILY RESIDENCE IN THE RU-1 DISTRICT SETBACK 13.10 FEET FROM THE FRONT OF THE PROPERTY LINE WHERE 25 FEET IS REQUIRED; TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE NEWLY APPROVED SITE PLAN FOR PROPERTY LOCATED AT 6350 LAKE JUNE ROAD, MIAMI LAKES, FLORIDA. (Rey)**

Town Attorney, Christina Prkic read the title of the Resolution. Director of Planning and Zoning, Maria Crowley gave the staff report and outlined the modifications and conditions.

Joe Lopez spoke in favor of the Resolution and presented a letter in favor signed by his neighbors. Mr. Rodriguez, owner of the property, asked for approval of the Resolution. There being no one else wishing to speak, Mayor Slaton closed the public hearing.

Councilmember Mary Collins moved to approve the site plan with the conditions set forth by Director Crowley. Councilmember Nancy Simon seconded the motion. The Town Clerk called the roll and all were in favor.

Vice Mayor Robert Meador announced that due to a conflict he was advised by his Counsel to recuse himself from the next item and he left the building.

**A. A RESOLUTION OF THE TOWN COUNCIL [APPROVING/DENYING] A CONDITIONAL USE AND SITE PLAN FILED IN ACCORDANCE WITH SECTION 33-18 AND DIVISIONS 3.3 AND 3.4 OF THE TOWN CODE FOR APPROVAL OF A CHARTER SCHOOL CONSISTING OF A PRE-SCHOOL THROUGH 12TH GRADE WITH A MAXIMUM OF 2,200 STUDENTS IN THE IU-C DISTRICT; TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE APPROVED SITE PLAN FOR PROPERTY LOCATED AT 5875 N.W. 163<sup>RD</sup> STREET. (Rey)**

Town Attorney, Nina Boniske read the title of the Resolution and informed the Council that this was a continuation of the previous public hearing and that all information has been made available through the website. Town Manager Alex Rey advised that staff is also present if there is need for further clarification.

Director of Planning and Zoning, Maria Crowley explained that since the last meeting the Town received correspondence from the County Department of Public Works and County Attorney which have resulted in staff adding four additional conditions. The conditions include sending the approved site plan to the County Public Works Department for review of the perimeter, any areas of assemblage be removed from site plan, fencing around the recreation space be in keeping with the code and adds a condition in case the Charter School ceases to exist.

Mayor Slaton opened the public hearing with Attorney W. Tucker Gibbs, representing Capeletti Bros. Mr. Gibbs spoke in opposition to the resolution.

Attorney Richard Perez represented Mater Academy. He spoke in favor of the resolution and explained several issues including flight path, open space and traffic.

Rolando Yanes gave a presentation on behalf of Mater Academy representing that the proposed school is not in the flight path.

Fernando Sufueta, President and CEO of Mater Academy spoke in favor of the resolution and approval of the Charter School.

Richard Schuckts spoke in favor of the school.

Cecilia Perez spoke in favor of the school.

Cecilia Telleria spoke in favor of the school.

Luciano Isla spoke in favor of the school

Rufus Samkin spoke in favor of the school.

Jack Lowell spoke in favor of the school.

Attorney John Shubin of Shubin and Bass, Miami, FL representing American Financial Realty Trust gave a brief overview of the school's application.

Janet Rodriguez spoke in favor of the school.

Miriam Mendoza spoke in opposition to the school.

Judith Marty spoke in favor of the school.

Gus Abella spoke in opposition to the school.

Francisco Jimenez spoke in favor of the school and invited the Council to tour the Doral facility.

Maggie Clavello spoke in opposition to the school.

Attorney Wayne Schuchts spoke in favor of the school and provided information to the Council on charter schools. He also included letters from neighbors of charter schools attesting to their positive impact on the neighborhood.

Rolando Rodriguez spoke in favor of the school.

Marisol Ramos spoke in favor of the project but indicated it is not the right location.

Rene Rouirosa spoke in favor of the school.

Felicia Salazar spoke in opposition to the school.

Lourdes Marrero spoke in favor of the school.

Angela Garrison spoke in opposition to the school and expressed concern with the impact of the application.

Juan Garcia spoke in favor of the school.

Mayor Slaton allows Mr. Gibbs first rebuttal.

Attorney, W. Tucker Gibbs gave a brief rebuttal regarding the airport runway and flight path.

Bruce Drum of the Miami Dade Aviation Department gave information regarding Opa-Locka airport and flight paths. Attorneys Gibbs and Yanes gave rebuttals to testimony.

Mayor Slaton called for a short recess and the meeting reconvened at 10:35 p.m. The Town Clerk called the roll with the following Council members in attendance: Mary Collins, Roberto Alonso, Dorothy Cook, Nancy Simon, Michael Pizzi and Mayor Slaton.

Attorney, W. Tucker Gibbs asked to state for the record that his interpretation was in error and not that of Mr. Drum.

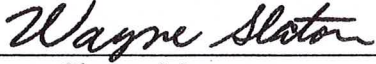
Councilmember Michael Pizzi asked about the interpretation of the County regarding the flight zone. Council member Nancy Simon requests all information before making a decision and suggested that this item be deferred to the next meeting. Councilmember Roberto Alonso requested that information be given to the Council members in advance of the meeting allowing time for review.

Mayor Slaton requested that all information be provided to Council and suggested that he would not want to defer this item again.


A motion to defer this item to the next meeting was made by Councilmember Nancy Simon and it was given a second by Councilmember Michael Pizzi. The Mayor called for the vote and all were in favor.

**4. ADJOURNMENT:** The meeting adjourned at 11:10 p.m.

Approved this 22 day of May, 2007.

  
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Wayne Slaton, Mayor

Attest:

  
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Debra E. Eastman, MMC  
Town Clerk