

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**November 15, 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 Deputy Town Clerk, Helen Roldan, called the roll and the following Board Members were present: Avelino Leoncio, Homero Cruz, Vice Chairman Raul de la Sierra and Chairman Jeffrey Rodriguez. Board Member Fred Senra was absent. Board members Robert Julia and Ameli Padron Fragetta joined the meeting late.

**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 September 13, 2016 Planning and Zoning Board Meeting

Vice Chairman Raul de la Sierra made a motion to approve the minutes. The motion received a second from Board Member Homero Cruz. The motion passed 4-0. Board members Fred Senra, Robert Julia, and Ameli Padron Fragetta were absent.

**5. Business Requiring Board Action**

Assistant Town Attorney, Lorenzo Cobiella, read the Quasi-Judicial Procedures.

**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 OF MIAMI LAKES LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, BY AMENDING LANGUAGE IN SECTION 13-308; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Schaad, Planning Director for the Town of Miami Lakes, presented the item.

The Board asked staff questions related to the ordinance.

Chairman Jeffrey Rodriguez opened the public hearing.

Carol Wylie came before the Board to speak about how the current long the county takes to pass plats. She believes this ordinance will help with the process to get plat approval.

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

Board member Avelino Leoncio made a motion to approve the ordinance. The motion passed unanimously 4-0. Board members Fred Senra, Robert Julia, and Ameli Padron Fragetta were absent.

C. HEARING NUMBER: VARH2016-0016

APPLICANT: Gator Miami Lakes, LLC.

FOLIO: 32-2022-006-0016

LOCATION: 7850 NW 146 ST., Miami Lakes, Florida 33016

The Deputy Town Clerk swore in anyone wishing to speak.

Assistant Town Attorney, Lorenzo Cobiella, read the Quasi-Judicial Procedures.

Luis Davila came before the Board on behalf of Gator Miami Lakes, LLC. He formally requested to defer the hearing to another date.

Chairman Jeffrey Rodriguez closed the public hearing.

Vice Chairman Raul De La Sierra made a motion to defer the item. Chairman Jeffrey Rodriguez seconded the motion. The motion passes unanimously 4-0. Board members Fred Senra, Robert Julia, and Ameli Padron Fragetta were absent.

D. HEARING NUMBER:       VARH2016-0017

APPLICANT:               Lennar Homes, LLC

FOLIO:                    32-2016-000-0040

LOCATION:                 Northwest Corner of NW 154th Street & NW 87th  
Avenue, Miami Lakes, Florida 33016

Brandon Schaad, Planning Director for the Town of Miami Lakes, presented the item.

Eliezer Palacio, Building Official for the Town of Miami Lakes, answered questions from the Board.

Hugo Arza came before the Board on behalf of Lennar and answered questions from the Board.

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

Board Member Avelino Leoncio made a motion to approve staff recommendations. Vice Chairman Raul de la Sierra seconded the motion. The motion passed 4-2. Board Members Leoncio, Julia, de la Sierra, and Rodriguez voted in favor. Board member Fred Senra was absent.

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

Brandon Schaad announced it was his last Planning and Zoning Board meeting at the Town of Miami Lakes.

## **7. Adjournment**

There being no further business to come before the Board, the meeting adjourned at 6:50 p.m.

Approved this 21<sup>st</sup> day of February, 2017.

Attest:

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Jeffrey Rodriguez, Chairman

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Gina M. Inganzo, Town Clerk