

**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**September 13, 2016**  
**6:00 p.m.**  
**Government Center**  
**6601 Main Street, Miami Lakes, FL 33014**

**1. Call to Order**

Vice-Chairman Raul de la Sierra 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: Ameli Padron-Fragetta, Avelino Leoncio, and Homero Cruz. Vice Chairman Raul de la Sierra was present. Board Member Fred Senra and Chairman Jeffrey Rodriguez were absent. Boardmember Julia joined the meeting late.

**3. Pledge of Allegiance/Moment of Silence**

Vice Chairman Raul de la Sierra led the Pledge of Allegiance and called for a moment of silence.

**4. Approval of Minutes**

A. Minutes for August 16, 2016 Planning and Zoning Board Meeting

Board Member de la Sierra made a motion to approve the minutes. The motion passed 4-0. Board members Fred Senra, Robert Julia, and Chairman Jeffrey Rodriguez were absent.

**5. Business Requiring Board Action**

The Deputy Town Clerk swore in anyone wishing to speak.

- A. **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. HEARING NUMBER:      VARH2016-0015

APPLICANT:                      Lennar Homes, LLC

FOLIO:                              32-2016-000-0020

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

Town Attorney, Raul Gastesi, read the Quasi-Judicial Procedures.

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

Vice Chairman de la Sierra opened the public hearing.

Attorney Juan Mayol spoke on behalf of the applicant.

Brandon Schaad, Planning Director for the Town of Miami Lakes, presented photos of residential features throughout Miami Lakes to the Board Members.

As no one else wished to speak, Vice Chairman de la Sierra closed the public hearing.

Board Member Padron-Fragetta made a motion to approve the sign that was submitted for the entrance feature on NW 87<sup>th</sup> avenue. Board member Julia seconded the motion. The motion passed 5-0. Board Member Fred Senra and Chairman Jeffrey Rodriguez were absent.

Board Member Padron-Fragetta made a motion to approve the design on 154<sup>th</sup> street but to deny the application for an additional sign. The motion received a second from Vice Chairman Raul De La Sierra.

Board Member Leoncio made a motion to reopen for public hearing. Vice Chairman de la Sierra seconded the motion. The motion passed 5-0. Board Member Fred Senra and Chairman Jeffrey Rodriguez were absent.

Attorney Juan Mayol spoke on behalf of the applicant and offered to lower the entrance feature on 154<sup>th</sup> street by 15%. He answered questions presented by the Board Members.

As no one else wished to speak, Vice Chairman de la Sierra closed the public hearing.

Board Member Padron-Fragetta withdrew her motion.

Board Member Leoncio made a motion for the applicant to reduce the sign by 20% and maintain the location of the two signs as proposed with the same setbacks. Board Member Cruz seconded the motion. The motion passed 3-2 with Board Member Padron-Fragetta and Vice Chairman de la Sierra voting against. Board Member Fred Senra and Chairman Jeffrey Rodriguez were absent.

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

No director's report.

## **7. Adjournment**

There being no further business to come before the Board, the meeting adjourned at 7:30 p.m.

Approved this 15th day of November, 2016.

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Jeffrey Rodriguez, Chairman

Attest:

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Gina M. Inguanzo, Town Clerk