

MINUTES
PLANNING & ZONING BOARD MEETING
June 21, 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 6:03 p.m.

2. Roll Call

The Town Clerk, Gina Inguanzo, called the roll and the following Board Members were present: Avelino Leoncio, Ameli Padron-Fragetta, Jeffrey Rodriguez, Raul de la Sierra, and Fred Senra. Homero Cruz was absent. Board Member Robert Julia was late and joined the meeting at 6:22 pm.

3. Pledge of Allegiance/Moment of Silence

Chairman Rodriguez led the Pledge of Allegiance and called for a moment of silence.

4. Approval of Minutes

A. Minutes for April 19, 2016 and April 27, 2016 Planning and Zoning Board Meeting

Vice Chairman de la Sierra made a motion to approve the minutes. The motion received a second from Board Member Leoncio. The motion passed 5-0. Board Member Cruz and Board Member Julia were absent.

6. Business Requiring Board Action

Assistant Town Attorney, Haydee Sera read the Quasi-Judicial Procedures.
The Town Clerk, Gina Inguanzo swore in anyone wishing to speak.

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.

A. HEARING NUMBER: VARH2016-0009

APPLICANT: Anibal and Ann Margaret Villar

FOLIO: 32-2015-012-160

LEGAL DESCRIPTION: Lot 16, Block 21, 6th Addition to Royal Oaks, PB 133, PG 31

LOCATION: 8325 NW 163 St., Miami Lakes, Florida 33016

Chairman Rodriguez opened the public hearing.

Stacy Allen, Planning Technician, and Brandon Schaad, Director of Planning & Zoning, presented the item and answered questions posed by the Board.

Attorney Robbie Elias, spoke in favor of the variance.
Anibal Villar, the applicant, also spoke in favor of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Vice Chairman De la Sierra made a motion to approve the variance as per staff's recommendation and to add a precast 6 foot wall across the rear property line. The motion received a second from Chairman Rodriguez. The Town Clerk called the roll and the motion received a tie vote 3-3. Chairman Rodriguez, Vice Chairman De la Sierra and Board Member Julia voted in favor of the motion and Board Members Padron-Fragetta, Avelino Leoncio and Fred Senra voted in opposition. Board Member Cruz was absent.

Board Member Padron-Fragetta moved to table the vote until next meeting. Vice Chairman De la Sierra seconded the motion. Shortly thereafter, Vice Chairman De la Sierra withdrew his second and thus the motion died due to lack of second.

Chairman Rodriguez made a motion to approve the variance as per staff's recommendation and with one foot variance and with the condition that the applicant adds a pre-cast fence along the back property line. The motion was seconded by Board Member Julia. The Town Clerk called the roll and the motion passed 4-2, with Board Member Leoncio and Board Member Padron-Fragetta voting in opposition. Board Member Cruz was absent.

B. HEARING NUMBER: VARH2016-0011

APPLICANT: Miami Lakes Center, LLC

FOLIO: 32-2013-015-0030

LEGAL DESCRIPTION: Tract C, Miami Lakes Section One, PB 122, PG 48

LOCATION: 5875 NW 163 St., Miami Lakes, Florida 33014

Board Member Fred Senra recused himself of this public hearing.

Stacy Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Jorge Brau, is a Design Company that spoke in favor of the variance request.

There being no one else willing to speak, Chairman Julia closed the public hearing.

Board Member Padron-Fragetta made a motion to approve the variance requests as per staff recommendations. The motion was seconded by Board Member Leoncio. The Town Clerk called the roll and the motion passed 5-0. Board Member Senra recused himself from this public hearing and Board Member Cruz was absent.

c. HEARING NUMBER: VARH2016-0012

APPLICANT: Yénisse Mink

FOLIO: 32-2016-002-1520

LEGAL DESCRIPTION: Lot 15, Block 5, Royal Garden Estates, PB 155, PG 4

LOCATION: 9014 NW 164 St., Miami Lakes, Florida 33018

Stay Allen, Planning Technician and Brandon Schaad, Planning Director for the Town of Miami Lakes presented the item and answered questions posed by the Board.

Chairman Rodriguez opened the public hearing.

Yénisse Mink, the Applicant, spoke in favor of the variance. Her statement to the board was translated by her son, Mr. Marrero.

Let the record reflect that 2 letters were sent in opposition of the variance.

There being no one else willing to speak, Chairman Rodriguez closed the public hearing.

Board Member Leoncio made a motion to approve the variance request #1 as per staff's recommendations and to deny variance requests #2 through Request #9. Vice Chairman De La Sierra seconded the motion.

Vice Chairman De la Sierra made the following friendly amendment to the motion for it to include that regarding request #8, it was grandfathered to the extent that it did received a permit and a final inspection. Board Member Leoncio accepted the friendly amendment. The Town Clerk called the roll and the motion passed 6-0. Board Member Cruz was 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 7:33 p.m.

Approved this 16th day of August, 2016.

Jeffrey Rodriguez, Chairman

Attest:

Gina M. Inguanzo, Town Clerk