



**BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA**

**Chairman Manuel Perez-Vichot
Board member Kevin Berounsky
Board member Ariana Fajardo**

**Vice Chairman Francisco Fernandez
Board member Daniel Espino
Alternate Richard A. Mikluscak**

**AGENDA
Regular Meeting
Monday, June 2, 2008
7:00 p.m.**

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES OF REGULAR MEETING

A) May 5, 2008

III. NEW BUSINESS

- 1) Case # 17-V-08
Pfeffer and Marin
641 and 657 Minola Drive (exact site of proposed construction)
641, 657, 665 Minola Drives; 4767, 4749 N. W. 36th Street; 648 Mokena Drive
(total site)
Zoning: AHMBD; Airport, Highway, Marine Business District
Lot size: 27,450 sq. ft. (exact site of proposed construction)
132,394 sq. ft. (total site)**

Applicants are requesting the following variances:

1. To review and accept a *Declaration of Restrictive Covenants in Lieu of Unity of Title*.
2. From Code Section 150-158 *Height limitations* (A) (1), for a five-story, 55-five foot hotel where a maximum of a four-story, 55-five foot hotel would be allowed.

3. From Code Section 150-016 *Off-street parking facilities* (E) (6), for 133 parking spaces on-site where 157 on-site spaces would be required.
4. From Code Section 150-160 *Site planning* (B) (3), for a five-foot wide landscaped buffer strip with a six-foot high masonry wall where a ten-foot wide landscaped buffer strip with a six-foot high masonry wall is required.

- 2) **Case # 18-V-08**
Gloryann Ordonez
655 Westward Drive
Zoning: R-1C, Single-Family Residential
Lot size: 60 ft. x 114 ft.

Applicant is requesting a variance from Code Section 150-034 *Installation of central air conditioning and heating units, pool pumps and equipment, etc.*, (A): To install new pool equipment in the side yard of her property.

- 3) **Case # 19-V-08**
Brook at Poinciana, LLC
13 South Royal Poinciana Blvd.
Zoning: R-3C, Multi-Family Residential
Lot size: 29,250 sq. ft.

Applicant is requesting a variance from Code Section 150-034 *Installation of central air conditioning and heating units, pool pumps and equipment, etc.*, (A): To install new air conditioning units in the side yard of their property.

- 4) **Case # 20-V-08**
Robert and Barbara Ramos
62 Flagler Drive
Zoning: R-1C, Single-Family Residential
Lot size: 60 ft. x 130 ft.

Applicants are requesting a variance from Code Section 150-043 *R-1C district* (C) *Building site area required*: To construct an addition to the rear of their home on an undersize lot.

- 5) **Case # 21-V-08**
Cecilia Armesto
230 Springs Avenue
Zoning: R-1C, Single-Family Residential
Lot size: 60 ft. x 127 ft.

Applicant is requesting the following variances:

1. From Code Section 150-043 *R-1C district (C) Building site area required*: To construct an addition to the rear of her home on an undersize lot.
2. From Code Section 150-034 *Installation of central air conditioning and heating units, pool pumps and equipment, etc., (A)*: To install a new air conditioning units in the side yard of her property.

IV. ADJOURNMENT

The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)
