



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, February 20, 2017 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:36 p.m.

The following were present: Vice Chair Ernie Aloma
Bob Calvert
Ana Paula Ibarra

Absent: Chairman Manuel Pérez-Vichot
Juan Molina
Alejandro Gonzalez

Also present: City Attorney Daniel A. Espino
City Planner Chris Heid
Board Secretary Juan D. Garcia

In the absence of Chairman Pérez-Vichot, Vice Chair Aloma served as Chairman

Before discussing any business Vice Chair Aloma took a moment to welcome new Board member Ana Paula Ibarra to the Board of Adjustment/ Zoning and Planning Board.

2) Approval of Minutes

The approval of the minutes for the September 1, 2016 meeting were differed to the next meeting.

3) Swearing In of All Witnesses and City Planner:

Board Secretary Garcia swore in the City Planner, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

**A) Case # 10-V-16
RAUL & LIZA GARCIA
535 PLOVER AVENUE
Zoning: R-1B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking after-the fact variances from Section 150-042 (A)(2) in order to retain an existing gazebo in the rear yard.

Before discussing this item City Attorney Espino notified the applicants that although there are enough members to hold a meeting, the applicants would need to have a unanimous vote from the Board members in attendance in order for any item to pass. City Attorney Espino added that it is customary for the City to give the applicant the opportunity to have their case heard at a future meeting when all the Board members are present.

Vice Chair Aloma asked the applicants if they would like to have their case heard at a future meeting.

Raul and Liza Garcia of 535 Plover Avenue requested to have their case differed to the next scheduled Board of Adjustment meeting.

Board member Ibarra moved to differ this case for the next scheduled Board of Adjustment meeting. Board member Calvert seconded the motion, which passed 3-0 on voice vote.

Vice Chair Aloma explained to the applicant that once a meeting date has been selected for the case to be discussed, they will be notified.

**B) Case # 01-V-17
DANIEL ZAMUDIO
1185 LUDLAM DRIVE
R-1C, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a corner side yard setback variance in order to construct a two story addition to an existing house.

City Planner Heid read his recommendation to the Board.

Vice Chair Aloma asked if there were any correspondence in favor or against this case. City Planner Heid responded that no correspondences were received.

Board member Ibarra mentioned that the distance that the applicant is requesting to the next property line over is significant and the variance request seems to be minor.

The applicant, Daniel Zamudio of 1185 Ludlam Drive was present along with the architect of the project, Rafael Padilla. Mr. Padilla stated that this project is very important to the applicant as they have a growing family and the space would be very valuable to them.

Vice Chair Aloma asked Mr. Zamudio if he was aware and agreed with all the conditions that were stated by City Planner Heid in his recommendation. Mr. Zamudio responded

that he was aware and agreed with all conditions that were mentioned in the recommendation.

Discussion ensued of minor changes that will be made on the plans that were submitted. Chair Aloma added that the changes were minor and will be addressed during the permitting process.

Board member Ibarra moved to approve the variance requested with the conditions listed in the City Planner's recommendation. Board member Calvert seconded the motion, which passed 3-0 on voice vote.

City Attorney Espino advised the applicant of the 10 day appeal period.

5) Old Business: None.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:46 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ___ day of _____, 2017.

Manny Perez-Vichot, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

“The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council”.
