



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, April 4, 2016 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:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Juan Molina
- Bill Tallman *arrived at 6:41 p.m.
- Alejandro Gonzalez

Absent: Bob Calvert

Also present:

- Councilwoman Roslyn Buckner
- City Attorney Jan K. Seiden
- Zoning and Planning Director Chris Heid
- Board Secretary Juan D. Garcia

2) Approval of Minutes

The minutes for the January 4, 2016 meeting were approved as written.

Board member Molina moved to approve the minutes as written. Board member Gonzalez seconded the motion, which passed unanimously on voice vote.

3) Swearing In of All Witnesses and Zoning and Planning Director:

Board Secretary Garcia swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) **New Business:**

- A) **Case # 02-V-16**
CAD ACQUISITIONS, LLC
80 MORNINGSIDE DRIVE
Zoning: R-1C
Lot Size: 32,130 SQ. FT

The applicant is seeking an after-the-fact variance from Section 154-31 (A) in order to waive 0.33 feet (four inches) of the minimum finished floor elevation of 8 feet. (Approval of a minimum finished floor elevation of 7.67 feet requested).

Zoning and Planning Director Heid read his recommendation to the Board.

City Attorney Seiden informed the Board that there is a Temporary Certificate of Occupancy currently on the property. This occurred because a building permit was previously issued for an incorrect floor elevation and now the owner is looking to receive a variance to waive the 0.33 foot of minimum finished floor elevation of 8 feet so that a Certificate of Occupancy may be issued.

Anthony Escara of CAD Acquisitions was present to represent the owner and to answer any questions the Board members may have. He submitted a Power of Attorney for the record.

Chair Pérez-Vichot asked if there were any correspondence on the case. City Planner Heid informed the Chair that there was not any correspondence regarding this case.

Board member Molina moved to approve the variance requested. Vice Chair Aloma seconded the motion, which was carried unanimously on voice vote.

City Attorney Seiden advised the applicant's representative of the 10 day appeal period.

*Board member Tallman arrived at this time.

- B) **Case # 03-V-16**
665 MOKENA PARTNERS, LLC/ STEVE MARIN
665 MOKENA DRIVE
Zoning: NW36
Lot Size: 5,600 SQ. FT

Applicant is requesting variances in order to construct a 69,538 square foot, 120 room hotel. The Variances requested are as follows:

1. Requests variance from Section 150-16 (E) to waive six of the minimum required 70 parking spaces. (Provision of 64 parking spaces proposed).
2. Requests variance from Section 150-106 (A)(9), to waive the requirement that parking spaces have a minimum separation of 12" from any structure. (No separation between parking spaces and support columns proposed)

Zoning and Planning Director Heid read his recommendation to the Board.

Chair Pérez-Vichot asked is the hotel would have a shuttle to transport people, should the variance be granted for the lesser number of parking spaces that is normally required.

Steve Marin, 665 Mokena Drive, confirmed that there will be a shuttle at the hotel. Mr. Marin added that 665 Mokena Partners, LLC has been residents to the City in business since 1978 and this would be the third newly developed hotel in the City, within the last five years.

Israel Bigelman, 801 Fairway Drive in Miami Beach, who is the architect for this hotel was present and spoke to the Board about the project.

Chair Pérez-Vichot asked if there were any comments from the audience and there were no comments at this time.

Board member Molina moved to approve the variances as stated with the seven conditions that were read in the Zoning and Planning Director's recommendation. Board member Gonzalez seconded the motion, which passed unanimously on voice vote.

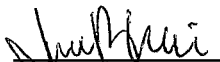
City Attorney Seiden advised the applicant of the 10 day appeal period. He added that this item will be brought before council for their review.

5) **Old Business:** None.

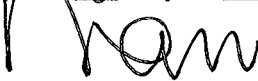
6) **Adjournment**

There was no further business to be discussed and the meeting was adjourned at 6:52 p.m.

Respectfully submitted:


Juan D. Garcia
Board Secretary

Adopted by the Board on
this 6 day of June, 2016.


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”.
