



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 7:00 p.m., on Monday, August 4, 2015 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:05 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Juan Molina
- Bill Tallman
- Bob Calvert

Also present:

- City Attorney Jan K. Seiden
- Planning and Zoning Director Chris Heid
- Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the April 6, 2015 meeting were approved as written.

Board member Calvert moved to approve the minutes. Board member Molina seconded the motion which was carried unanimously on voice vote.

3) New Business:

Board Secretary Sakal swore in the City Planner, the applicants or representatives of the applicants who were going to testify should the Board have any questions.

**A) Case # 09-V-15
MIGUEL GARCIA
183 SOUTH DRIVE
Zoning: R-1B
Lot Size: 75 ft. X 120 ft.**

Applicant is seeking a variance from Section 150-103 to continue an existing non-conforming six foot tall fence located in the front yard.

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

City Attorney Seiden noticed a discrepancy on the site plan and wanted to make it clear that the first page of the survey shows that the continuation of the wall appears to be at 25.49 ft. but is a typo. The correct measurement that was scaled out by Planning and Zoning Director Heid is 29 ft.

Planning and Zoning Director Heid mentioned that the second condition should be amended to read that the hedges be 6 ft. in height to match the height of the wall to conceal it.

Board member Calvert requested that the Planning and Zoning Director Heid get the printed names of the owners who wrote the letters of support.

Board member Molina moved to approve the variance with the 5 conditions and the amended 2nd condition made by Planning and Zoning Director Heid regarding the 6 ft. high hedges. Vice Chair Aloma seconded the motion which carried unanimously on voice vote.

City Attorney Seiden advised the applicants of the 10 day appeal period. He advised the applicants to not spend any funds until after the 10 day appeal period and they have gotten the approval from Planning and Zoning Director Heid.

**B) Case # 10-V-15
ANDREA LOWRY
297 POCATELLA STREET
Zoning: R-1D
Lot Size: 8,127 SQ. FT.**

Applicant is seeking setback variances from Section 150-044 to construct a two story addition and open porch at an existing residence.

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

Discussion ensued regarding the possibility of turning the steps around that are near the kitchen to alleviate the encroachment.

Vice Chair Aloma moved to approve the variance with the conditions made by Planning and Zoning Director Heid. Board member Tallman seconded the motion which carried unanimously on voice vote.

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

**C) Case # 11-V-15
LIANA LOUGHLIN
351 DEER RUN
Zoning: R-1A
Lot Size: 10,650 SQ. FT.**

Applicant is seeking a setback variance from Section 150-041 to construct a carport addition to an existence residence.

The applicant requested via email that her variance be postponed to the next meeting in September since she recently gave birth and could not attend the meeting. By consensus, the Board agreed.

D) Case # 12-V-15
MANUEL BONET
14 TRUXTON DRIVE
Zoning: R-1C
Lot Size: 6,350 SQ. FT.

The applicant is seeking a variance from Section 150-034 to place pool equipment related to the construction of a new swimming pool at an existing residence in the required side yard.

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

Board member Molina moved to approve the variance with the conditions made by Planning and Zoning Director Heid. Board member Calvert seconded the motion which carried unanimously on voice vote.

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

4) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:31 p.m.

Respectfully submitted:



Elora R. Sakal
Board Secretary

Adopted by the Board on
this 8th day of September, 2015.



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".
