



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, January 4, 2016 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:31 p.m.

The following were present:

- Juan Molina
- Bill Tallman
- Bob Calvert
- Alejandro Gonzalez

Absent:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma

Also present:

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

In the absence of Chairman Perez-Vichot and Vice Chair Aloma, Board member Tallman, the longest serving board member that was present, served as Chairman.

2) Approval of Minutes

The minutes for the November 2, 2015 meeting were tabled until the next Board of Adjustment meeting due to the absence of Chairman Perez-Vichot and Vice Chair Aloma.

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 # 01-V-16
ADRIAN M. GERBER
701 MORNINGSIDE DRIVE
Zoning: R-1B
Lot Size: 12,750 SQ. FT**

Applicant is seeking a variance from Section 150-041 (F) in order to construct an attached screen enclosure in the rear yard of an existing single family home.

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

Board member Tallman asked the applicants if they wanted to comment on the project.

Amado Antonio Reyes of 701 Morningside Drive explained that the project would be to add a screened enclosure in the back of the house, facing the lake mainly for his mother-in-law to enjoy the fresh air during the evenings.

Jennifer Reyes of 701 Morningside Drive added that another reason they wanted to put the screen in was because the home is on the lake and they experience a lot of mosquitos and other wildlife in the yard. The screen enclosure would prevent any wildlife from entering the house when they have their doors open.

Zoning and Planning Director Heid commented that the screen enclosure would not only be in a practical location facing the lake, it is aesthetically where you would want to have it as well.

Alternate Board member Gonzalez asked Zoning and Planning Director Heid if the front of the property considered to be on Morningside Drive. Zoning and Planning Director Heid responded that the narrow portion of the lot is considered the front. He added that even if the front door and driveway were on De Leon Drive, it is the narrow portion of the lot that is considered the front.

Board member Tallman asked the Board if there were any other comments and there were not.

Board member Molina moved to approve the variance subject to the conditions recommended by Staff. Alternate Board member Gonzalez seconded the motion which was carried 4-0 on roll call vote.


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

5) **Old Business: None.**

6) **Adjournment**

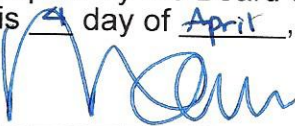
There was no further business to be discussed and the meeting was adjourned at 6:41 p.m.

Respectfully submitted:



Juan D. Garcia
Board Secretary

Adopted by the Board on
this 14 day of April, 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".
