

**CITY OF WEST MIAMI
PLANNING AND ZONING BOARD**



AGENDA

**WEDNESDAY, APRIL 24TH, 2024
6:30 PM
COMMISSION CHAMBERS
901 SW 62ND AVENUE
WEST MIAMI, FLORIDA**

MEMBERS:

GUSTAVO CEBALLOS _____
EUGENIO GONZALEZ _____
ALVARO LOURIDO _____
DIANA B. RIO _____
ALEXANDER DIAZ _____
GILBERTO GONZALEZ (ALT) _____

EDWARD SILVA CITY MANAGER _____
JOSE A. VILLALOBOS CITY ATTORNEY _____

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

- **March 27th, 2024 Planning and Zoning Board Meeting**

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

A) Variance Application for Arnaldo Simon

Property Address: 6491 SW 13 Street
West Miami, FL 33144

Applicant is requesting a variance for a proposed detached accessory building measuring 415 square feet with a rear setback of five feet (5') where fifteen feet (15') is required by ordinance. The property is a normal shape corner lot. The lot is 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Section 4.15).

B) Variance Application for Arnaldo Simon

Property Address: 6491 SW 13 Street
West Miami, FL 33144

Applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to a proposed detached accessory building measuring 415 square feet. A detached structure may contain electrical or plumbing facilities, except there shall be no electrical or plumbing facilities or fixtures for bathroom or kitchen use per ordinance. The property is a normal shape corner lot. The lot is 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Section 4.15 & 4.12 (b)).

C) Variance Application for Luis Alfonso Perez LE & Ariana Carmina Magnani LE

Property Address: 5731 SW 11 Street
West Miami, FL 33144

Applicant is requesting a variance for reducing the rear setback for a proposed detached structure (pergola) measuring 144 square feet. The rear setback will be reduced to ten feet (10') where fifteen feet (15') is required by ordinance. The property is a normal shape lot. The lot is 6,615.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

D) Variance Application for R & H Craft Group, Inc.

Property Address: 1500 SW 63 Avenue
West Miami, FL 33144

Applicant is requesting a variance for reducing the exterior side and rear setback for a proposed detached structure (aluminum terrace) measuring 420 square feet. The exterior side setback will be reduced to three feet (3') and the rear setback to 12.42 feet where fifteen feet (15') is required on both setbacks by ordinance. The property is a normal shape corner lot. The lot is 10,229.25 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15).

6. GOOD OF THE ORDER:

7. ADJOURNMENT:

NOTE:

Information relative to this application is available for review by the public at the City of West Miami Planning and Zoning Department, 901 S.W. 62nd Avenue, West Miami, Florida 33144 from 8:30 A.M. to 4:00 P.M., Monday thru Friday, or telephone (305)-266-4214

NOTE: All interested persons are advised that if a person decides to appeal any decision made by the City Commission or Planning and Zoning Board with respect to any matter considered at these hearings, such person will need a record of the proceedings, and that for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.