

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



**AGENDA**

**WEDNESDAY, APRIL 24<sup>TH</sup>, 2024  
6:30 PM  
COMMISSION CHAMBERS  
901 SW 62<sup>ND</sup> 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 27<sup>th</sup>, 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. 62<sup>nd</sup> 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.

**CITY OF WEST MIAMI  
PLANNING AND ZONING MEETING MINUTES**



**WEDNESDAY, MARCH 27<sup>TH</sup>, 2024  
6:30 PM  
COMMISSION CHAMBERS  
901 SW 62<sup>ND</sup> AVENUE  
WEST MIAMI, FLORIDA**

1. **PLEDGE OF ALLEGIANCE:** Board Member G. Ceballos led the Pledge of Allegiance.
2. **ROLL CALL:** The Planning & Zoning Board for the City of West Miami met in regular session on Wednesday, March 27, 2024 beginning at 6:36 PM in the City of West Miami Commission Chambers, 901 SW 62<sup>nd</sup> AVE, West Miami, FL 33144.  
Present at the Commission Chambers were: Board Member Gustavo Ceballos, Board Member Diana Rio, Board Member Alvaro Lourido, Board Member Eugenio Gonzalez and new sworn in Board Member Alexander Diaz.

Also, in attendance were: City Clerk Annery Gonzalez, City Attorney Jose A. Villalobos, and Administrative Assistant Mercedes Soler, City Manager Edward Silva was excused.

3. **PRESENTATION OF MINUTES FOR APPROVAL FOR:**

- **February 28<sup>th</sup>, 2024 Planning and Zoning Board Meeting.**  
Board Member D. Rio motioned for approval of the minutes as presented, seconded by Board Member A. Lourido. All voted in favor by a 4-0 voice vote.

4. **OLD BUSINESS.** None.

5. **NEW BUSINESS:**

- A) **Swearing in of new Planning & Zoning Board Member Alexander Diaz by City Clerk.**  
Newly appointed Planning & Zoning Board Member sworn in by City Clerk Annery Gonzalez.

B) **Sign Permit Application for New Business**

Property Address: 6348 SW 8 Street  
West Miami, FL 33144

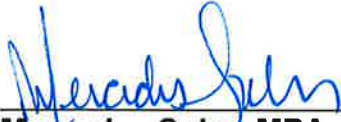
Applicant requests a sign permit for the business to allow the installation of an LED illuminated wall sign with channel letters in gold with crown logo above in the same color. The plans for the building as submitted show placement of 17.8 sq. ft. channel logo on elevation of the building. The sign usage is 17.8 square feet of the allowed 67.5 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-5).

*Business owner was present. Board Member D. Rio motioned to approve the signs with the following conditions: 1- make the size of the crown or entire sign smaller so that no portion of the sign goes above or into the darker blue trim line of buildings. 2- that the individual letters have to be mounted on the wall. No raceway, or disconnect switch allowed in the front. A. Lourido seconded the motion. Item passed 5-0 voiced vote.*

6. **GOOD OF THE ORDER.** None.

7. **ADJOURNMENT.** There being no further business before the Planning and Zoning Board, the meeting was declared adjourned at 7:02 PM.

**RESPECTFULLY SUBMITTED BY:**



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**Mercedes Soler, MPA**  
**Clerk to the Planning and Zoning Board**

**APPROVED: 4 / 24 /2024 Planning and Zoning Board Meeting**



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To: Planning & Zoning Chairman & Board Members

Date: April 24, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for  
Arnaldo A. Simon  
6491 SW 13 Street

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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 detached accessory building is within the lot coverage as the maximum size allowed by ordinance is 840 square feet. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

In addition, applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to the proposed detached accessory building. 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. This property is a normal shape corner lot that measures 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

While this project is not per the code of the city, the staff recommends approval of this variance request for the plumbing and electrical since it is to accommodate the plans for a future pool. The bathroom will be enclosed within the open terrace of the detached structure.

In terms of the setback requirements of five feet (5'), the staff also recommends approval since placement of future pool will be in line with wall of the home and similar variances have been approved by the board in the past.



## CITY OF WEST MIAMI

### NOTICE OF PUBLIC HEARING

**The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Wednesday, April 24<sup>th</sup>, 2024 at 6:30 P.M. at the City of West Miami Commission Chambers.** All decisions made by the Planning and Zoning Board will be a final decision with a right to appeal to the City Commission. To express the views of interested persons on the agenda listed below please join us in the Commission Chamber at 901 SW 62 Avenue, West Miami, Florida 33144, Second Floor.

#### **Variance Hearing Agenda Item**

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

ARNALDO SIMON  
6491 SW 13 ST  
WEST MIAMI, FL 33144

Applicant is requesting a variance for reducing the rear setback to five feet (5') for a proposed detached accessory building where 15 feet is required by Zoning Ordinance 282 (Section 4.15).

In addition, applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to the proposed detached accessory building. 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 Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

The property is zoned for "R-1" Single Family Residential  
Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))



*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. 62<sup>nd</sup> 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.

NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE LAST WEDNESDAY OF EACH MONTH AT 6:30 P.M.



CITY OF WEST MIAMI  
901 SW 62 AVE  
WEST MIAMI, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES  
OF ZONING ORDINANCES

DATE 3/27/2024 TELEPHONE 305-978-1257

NAME OF APPLICANT Arnaldo A Simon

ADDRESS 6491 SW 13 ST. West Miami. FL 33144

Legal Description of Property Covered by Application \_\_\_\_\_

Lot 10, Block 15, RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA, according to map or plat thereof as records in Plat Book 44, Page 45, of the Public Records of Miami Dade County, Florida.

Size of Area Covered by Application 8,400 SF

Street Boundaries SW 65 Avenue & SW 13 St.

Ownership of Property Obtained 09/19/2019

When Was Leased Signed \_\_\_\_\_ 20\_\_\_\_ Terms from \_\_\_\_\_

***When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property***

Zone Classification at Present R-1 - Residential Single Family Home

Zone Classification Desired Not change in the existing zoning classification

How Many Square Feet Does Proposed Building Contain 415 sf

How Many Feet are Outer Walls from Side Lines of Property Please, refer to plan attached.

What, if any, Permits have been applied for N/A.

Special Uses Desired, which are not Permitted by Present Zoning Classification \_\_\_\_\_  
Request to reduce the rear back setback of the detached building from the 15' ft minim required by code to 5'ft from property line.

Special Property Hardship or Reasons believed justifying a Variance \_\_\_\_\_  
The reduction of the back setback will allow to provide a reasonable space between the existing house and the proposed gazebo/ detachable building.

**The following enclosures are needed to complete the Application**

Plot Plan or site plan of Proposed Layout (9 copies) \_\_\_\_\_ Building Plans of Structures to be erected (9 Copies)  Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application.

I, Arnaldo A Simon being duly Sworn, Depose and say

That:  I am Owner of the Property

\_\_\_\_\_ I Lease the Property

\_\_\_\_\_ I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.

[Signature]  
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 29 day of March 2024  
Marlene Rodriguez Marlene  
NOTARY PUBLIC

My Commission Expires: sept 23. 2027

**Variance** \_\_\_\_\_ **Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

**West Miami Planning and Zoning Board** \_\_\_\_\_

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_

MARLENE RODRIGUEZ  
Commission # HH 430649  
Expires September 23, 2027





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/22/2024

### PROPERTY INFORMATION

<b>Folio</b>	15-4012-021-2250
<b>Property Address</b>	6491 SW 13 ST WEST MIAMI, FL 33144-5623
<b>Owner</b>	ARNALDO A SIMON , MAYRA CATALINA MARRERO
<b>Mailing Address</b>	6491 SW 13 ST WEST MIAMI, FL 33144
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,136 Sq.Ft
<b>Living Area</b>	1,597 Sq.Ft
<b>Adjusted Area</b>	1,661 Sq.Ft
<b>Lot Size</b>	8,400 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



### ASSESSMENT INFORMATION

Year	2023	2022	2021
<b>Land Value</b>	\$317,700	\$264,750	\$232,980
<b>Building Value</b>	\$220,209	\$215,098	\$155,002
<b>Extra Feature Value</b>	\$5,869	\$5,936	\$6,004
<b>Market Value</b>	\$543,778	\$485,784	\$393,986
<b>Assessed Value</b>	\$344,350	\$334,321	\$324,584

### BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$199,428	\$151,463	\$69,402
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

### SHORT LEGAL DESCRIPTION

12 54 40  
ALAMEDA PB 44-45  
LOT 10 BLK 15  
LOT SIZE 75.000 X 112  
OR 16028-4529 0893 4

### TAXABLE VALUE INFORMATION

Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$319,350	\$309,321	\$299,584
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/19/2019	\$25,000	31626-4185	Qual by exam of deed
12/28/2015	\$100	30597-2336	Corrective, tax or QCD; min consideration
10/15/2014	\$400,000	29353-3017	Qual by exam of deed
03/15/2011	\$76,000	27688-2521	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



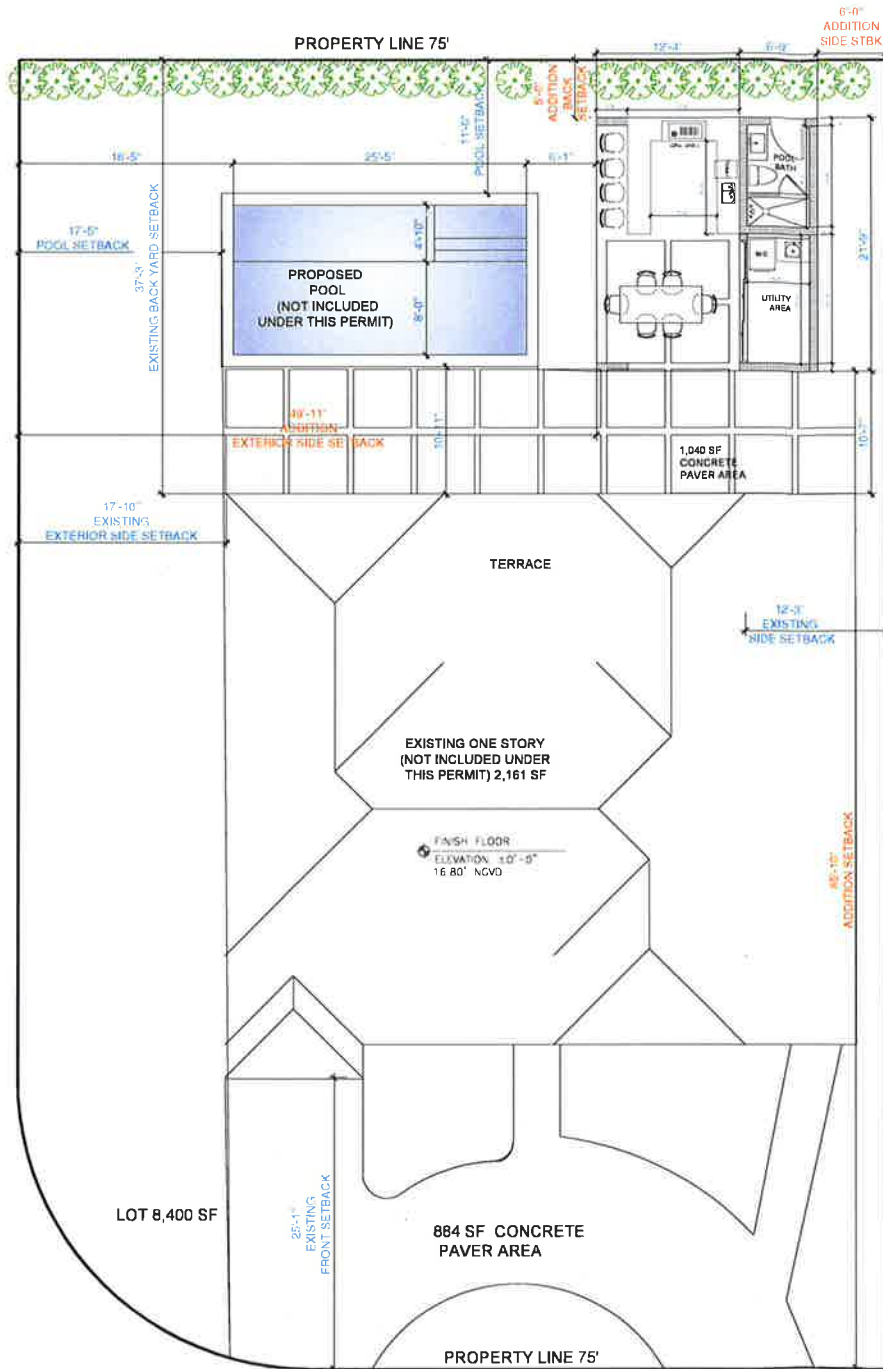
**VARIANCES REQUESTED:**

**1st** -Request to add plumbing and electrical fixtures for the pool bathroom, BBQ bar and utility room in the a new detached/ accessory building proposed.

**2nd** -Request to reduce the rear back setback of the detached building from the 15' minimum required by code to 5' ft from the property line.

**S.W 65TH AVE**

PROPERTY LINE 112.65'



**S.W 13 TH ST**

**SITE PLAN**

SCALE: 1/16"=1'-0"



**LOCATION MAP:**



PROJECT LOCATION

**ZONING: R- 1 ONE STORY SINGLE FAMILY HOME**

BUILDING DISPOSITION	REQUIRED	PROVIDED
A- LOT AREA		8,400 SF
B- LOT WIDTH	75 FT MIN. CORNER LOT	75 FT
C- LOT COVERAGE		
<b>MAIN BLDG</b>	8,400SF X 0.35% LOT =2,940SF - MAIN BLDG	• ACTUAL AREA = 2,161SF
<b>ACCESSORY BLDG OR STRUCT.</b>	8,400SF X 0.10% =840 SF	• ADDITION/GAZEBO = 415 SF
<b>PARKING, DRIVEWAY &amp; SERVICE STRUCT.</b>	8,400SF X 0.30% =2,520 SF	• DRIVEWAY & PAVER AREA= 1,924 SF • FUTURE POOL AREA = 408 SF
		<b>TOTAL PROVIDE LOT COVERAGE = 4,908 SF</b>
C- FLOOR AREA	MIN 1,000 SF	
	MAX. 48% FOR THE FIRST 5,000 SF OF LOT AND 35% FOR THE NEXT 5,000 SF AND 30% FOR THE REMAINDER	2,400 SF 1,190 SF
	***UTILITY SHED & GAZEBO ARE INCLUDED	3,590 SF MAX.FLOOR AREA
		• EXISTING AREA = 2,136 SF • ADDITION/GAZEBO = 415 SF
		<b>TOTAL PROVIDE FLOOR AREA = 2,551 SF</b>
D- OPEN SPACE (GREEN)	MIN 35% OF LOT (2,940 SF)	3,403 SF GREEN AREA 1,885 SF CONCRETE PAVER AREA
<b>BUILDING SETBACK</b>	REQUIRED	EXISTING
A- PRINCIPAL FRONT( S)	25 FT MIN.	25'-1" FT
B- EXTERIOR SIDE (W)	15 FT MIN.	17'-10" FT
C- INTERIOR SIDE (E)	6 FT MIN.	12'-3" FT
D- REAR TO MAIN BUILDING (N)	15 FT MIN.	37'-3" FT
<b>BUILDING HEIGHT</b>		
A- MAX. HEIGHT	1 STORY---15' FT	15' FT
<b>FENCES, WALL AND HEDGES</b>		
A- MAX. HEIGHT	5' MAX.	5' FT
<b>DETACHED/ ACCESSORY BUILDING (Garage,Carport, Gazebo, Shade House, Playhouse and chickee. ** VARIANCE to add plumbing &amp; ELECTRICAL FIXTURES FOR BATHROOM AND BAR )</b>		
	REQUIRED	PROPOSED
A- MAX. GROSS AREA	10% OF NET LAND AREA (MAX. 840 SF)	415 SF
B- SETBACKS	SAME AS PRINCIPAL BLDG	
PRINCIPAL FRONT( S)	25 FT MIN.	85'-10" FT
EXTERIOR SIDE (W)	15 FT MIN.	49'-11" FT
INTERIOR SIDE (E)	6 FT MIN.	6'-0" FT
REAR YARD (N)	15 FT MIN. **VARIANCE**	5'-0" FT
C- MAX. HEIGHT	15' MAX.	15' FT
<b>SWIMMING POOL SETBACK</b>		
	REQUIRED	PROPOSED
A- PRINCIPAL FRONT( S)	25 FT MIN.	85'-10" FT
B- EXTERIOR SIDE (W)	10 FT MIN.	17'-5" FT
C- INTERIOR SIDE (E)	10 FT MIN.	30'-0" FT
D- REAR SIDE	10 FT MIN.	11'-6" FT



Digitally signed by Yosnel Padron  
Date: 2024.07.12 15:43:27 -04'00'

SEA:

ALL DOCUMENTS DESIGN SCHEDULES SPECIFICATIONS AND DETAILS INDICATED OR REFERRED BY THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT. THESE DRAWINGS ARE FOR THE USE OF AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE OWNER ARCHITECT SHALL NOT BE PERMITTED TO REPRODUCE OR REFERENCE AND SHALL NOT BE USED ON REPRODUCED WHILE ON IN PART WITH-OUT WRITTEN AGREEMENT OR BE LIABLE FOR THE FULLY LEGAL RECOURSE

PROJECT NAME

**NEW ADDITION  
Mr. SIMON  
HOUSE**

PROJECT ADDRESS

6491 SW 13 ST  
WEST MIAMI, FL 33144

OWNER

ARCHITECTURAL DESIGN



CONSULTANTS



390 W 33rd ST, Hialeah, FL 33012  
atrium.info@atriumengineers.com  
(784) 991-7299

PROJECT NO.

018

DATE:

03-01-24

REVISIONS

Issue Issue date / Por

SHEET TITLE

**BUILDING  
SITE PLAN**

SHEET

**G0.01**



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To: Planning & Zoning Chairman & Board Members

Date: April 24, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for  
Arnaldo A. Simon  
6491 SW 13 Street

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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 detached accessory building is within the lot coverage as the maximum size allowed by ordinance is 840 square feet. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

In addition, applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to the proposed detached accessory building. 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. This property is a normal shape corner lot that measures 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

While this project is not per the code of the city, the staff recommends approval of this variance request for the plumbing and electrical since it is to accommodate the plans for a future pool. The bathroom will be enclosed within the open terrace of the detached structure.

In terms of the setback requirements of five feet (5'), the staff also recommends approval since placement of future pool will be in line with wall of the home and similar variances have been approved by the board in the past.



## CITY OF WEST MIAMI

### NOTICE OF PUBLIC HEARING

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#### Variance Hearing Agenda Item

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

ARNALDO SIMON  
6491 SW 13 ST  
WEST MIAMI, FL 33144

Applicant is requesting a variance for reducing the rear setback to five feet (5') for a proposed detached accessory building where 15 feet is required by Zoning Ordinance 282 (Section 4.15).

In addition, applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to the proposed detached accessory building. 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 Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

The property is zoned for "R-1" Single Family Residential  
Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))



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CITY OF WEST MIAMI  
901 SW 62 AVE  
WEST MIAMI, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES  
OF ZONING ORDINANCES

DATE 3/27/2024 TELEPHONE 305-978-1257

NAME OF APPLICANT Arnaldo A Simon

ADDRESS 6491 SW 13 ST. West Miami. FL 33144

Legal Description of Property Covered by Application \_\_\_\_\_

Lot 10, Block 15, RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA, according to map or plat thereof as records in Plat Book 44, Page 45, of the Public Records of Miami Dade County, Florida.

Size of Area Covered by Application 8,400 SF

Street Boundaries SW 65 Avenue & SW 13 St.

Ownership of Property Obtained 09/19/2019

When Was Leased Signed \_\_\_\_\_ 20 \_\_\_\_ Terms from \_\_\_\_\_

***When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property***

Zone Classification at Present R-1 - Residential Single Family Home

Zone Classification Desired Not change in the existing zoning classification

How Many Square Feet Does Proposed Building Contain 415 sf

How Many Feet are Outer Walls from Side Lines of Property Please, refer to plan attached.

What, if any, Permits have been applied for N/A.

Special Uses Desired, which are not Permitted by Present Zoning Classification Request to add plumbing and electrical fixtures for a pool bathroom, BBQ bar and utility room in a detached/ accessory building.

Special Property Hardship or Reasons believed justifying a Variance To provide a support recreation gazebo/ detachable building for the pool area and yard.

**The following enclosures are needed to complete the Application**

Plot Plan or site plan of Proposed Layout (9 copies)  Building Plans of Structures to be erected (9 Copies)  Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application.

Arnaldo A Simon being duly Sworn, Depose and say

That:  I am Owner of the Property

I Lease the Property

I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.

*Arnaldo A Simon*  
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 29 day of March 2024  
Marlene Rodriguez Martorel  
NOTARY PUBLIC

My Commission Expires: sept 23-2027

**Variance** Approved **Denied**

**West Miami Planning and Zoning Board**

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_

MARLENE RODRIGUEZ  
Commission # HH 430649  
Expires September 23, 2027





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/22/2024

### PROPERTY INFORMATION

<b>Folio</b>	15-4012-021-2250
<b>Property Address</b>	6491 SW 13 ST WEST MIAMI, FL 33144-5623
<b>Owner</b>	ARNALDO A SIMON , MAYRA CATALINA MARRERO
<b>Mailing Address</b>	6491 SW 13 ST WEST MIAMI, FL 33144
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,136 Sq.Ft
<b>Living Area</b>	1,597 Sq.Ft
<b>Adjusted Area</b>	1,661 Sq.Ft
<b>Lot Size</b>	8,400 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



### ASSESSMENT INFORMATION

Year	2023	2022	2021
<b>Land Value</b>	\$317,700	\$264,750	\$232,980
<b>Building Value</b>	\$220,209	\$215,098	\$155,002
<b>Extra Feature Value</b>	\$5,869	\$5,936	\$6,004
<b>Market Value</b>	\$543,778	\$485,784	\$393,986
<b>Assessed Value</b>	\$344,350	\$334,321	\$324,584

### BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$199,428	\$151,463	\$69,402
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

### SHORT LEGAL DESCRIPTION

12 54 40  
ALAMEDA PB 44-45  
LOT 10 BLK 15  
LOT SIZE 75.000 X 112  
OR 16028-4529 0893 4

### TAXABLE VALUE INFORMATION

Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$319,350	\$309,321	\$299,584
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$294,350	\$284,321	\$274,584

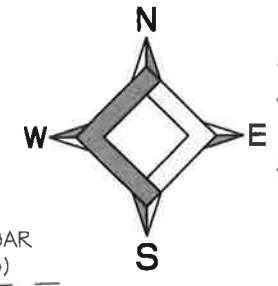
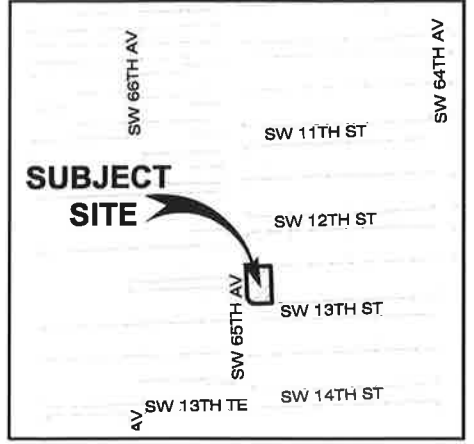
### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/19/2019	\$25,000	31626-4185	Qual by exam of deed
12/28/2015	\$100	30597-2336	Corrective, tax or QCD; min consideration
10/15/2014	\$400,000	29353-3017	Qual by exam of deed
03/15/2011	\$76,000	27688-2521	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

SECTION 12 - TOWNSHIP 54 SOUTH - RANGE 40 EAST  
LYING AND BEING IN THE CITY OF WEST MIAMI, FLORIDA

# MAP OF BOUNDARY SURVEY

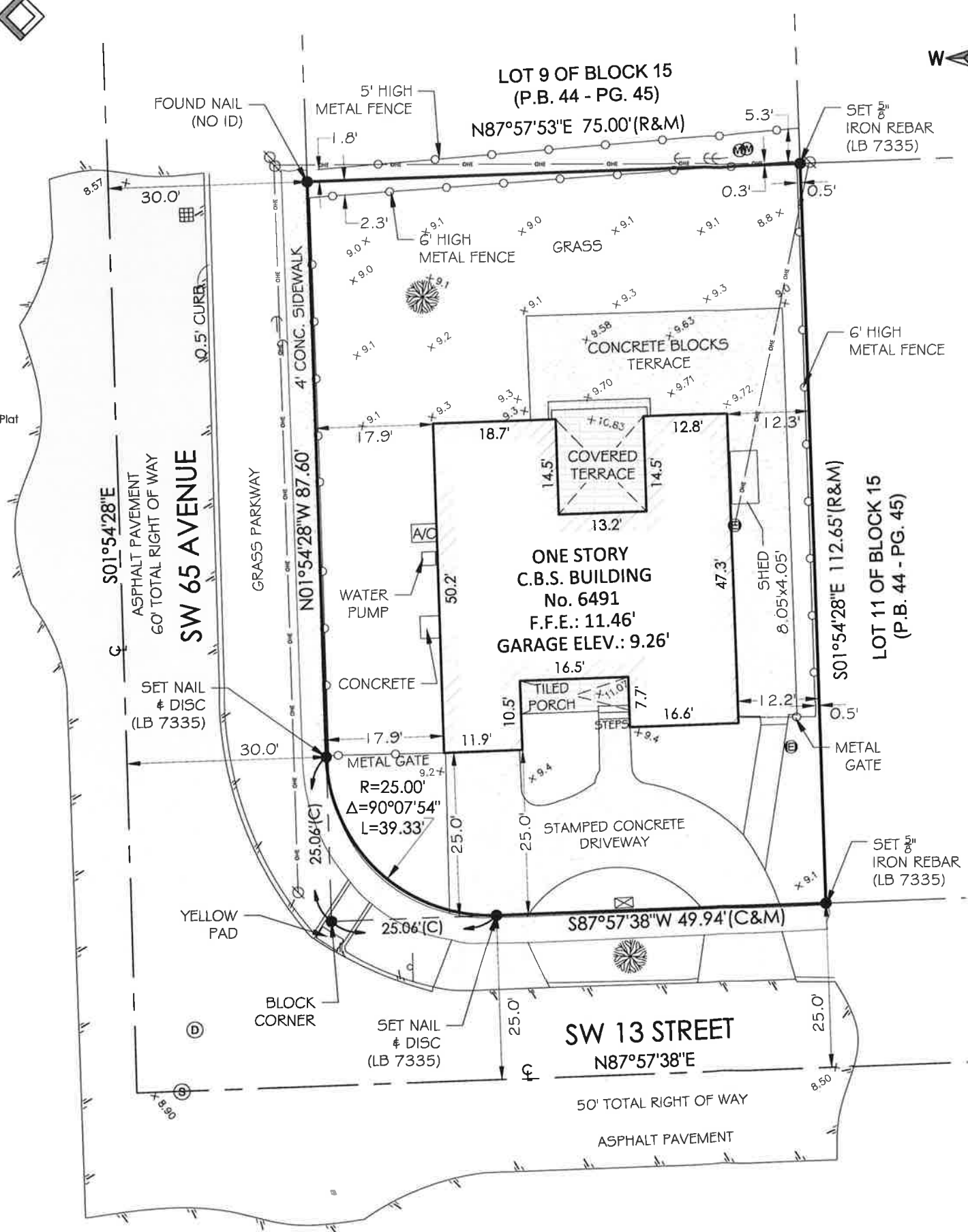


**LEGAL DESCRIPTION:**  
Lot 10, Block 15, RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA, according to the map or plat thereof as recorded in Plat Book 44, Page 45, of the Public Records of Miami-Dade County, Florida.

**LEGEND AND ABBREVIATIONS**

- = STORM MANHOLE
- = PLAT BOOK
- = CENTERLINE
- = SIGN
- = CABLE TELEVISION BOX
- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = ELECTRIC METER
- = WATER METER
- = CATCH BASIN
- = MAILBOX
- = SANITARY MANHOLE
- = OFFICIAL RECORDS BOOK
- = PAGE
- = ELEVATION
- = OVERHEAD ELECTRIC LINE
- = SPOT ELEVATION
- = CONCRETE
- = CONCRETE BLOCK STUCCO
- = FINISH FLOOR ELEVATION
- = RECORD
- = CALCULATED MEASURE
- = LICENSE BUSINESS
- = LENGTH
- = CENTRAL ANGLE
- = RADIUS

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE



**SURVEYOR'S NOTES:**

**DATE OF FIELD SURVEY:**  
The date of completion of the original field Survey was on January 27, 2024.

**PROPERTY INFORMATION:**

Containing 8,314 sq. ft., more or less, by calculations.  
Folio No.: 15-4012-021-2250  
Property Address: 6491 SW 13th St, West Miami, FL 33144

**ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a value commonly accepted in the construction and surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**DATA SOURCES USED FOR SURVEY:**

North arrow and bearings as shown hereon are based upon the Centerline of SW 13 Street with an assumed bearing of N87°57'38"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120662 (City of West Miami), Map No. 12086C0293, Suffix L, Map Revised Date: September 11, 2009.

**For Vertical Control:**

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and Benchmark(s) supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: N-3026 Elevation: + 10.16 (N.G.V.D. '29)  
Located SW 16 ST --- 48' NORTH OF C/L  
Located SW 67 AVE --- 35' WEST OF C/L

Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA" according to the Plat thereof as recorded in Plat Book 44 at Page 45 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on September 30, 2019, in Official Records Book or Deed Book 31626 at Page 4185 of the Public Records of Miami-Dade County, Florida.

**LIMITATIONS:**

Since no other information were furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**PURPOSE OF SURVEY:**

The purpose of this survey is for design.

**CLIENT INFORMATION:**

This Boundary Survey was prepared at the insistence of and certified to:

ARNALDO A SIMON  
MAYRA CATALINA MARRERO

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Boundary Survey" and the Survey Map was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 thru 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

**Eduardo M Suarez**  
Professional Surveyor and Mapper LS6313  
State of Florida

Digitally signed by Eduardo M Suarez  
Date: 2024.02.06 09:48:33 -05'00'



NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

**LONGITUDE SURVEYORS**

7700 N. KENDALL DRIVE, SUITE 705, MIAMI, FL 33156  
PH: (305) 463-0912  
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335

WWW.LONGITUDESURVEYORS.COM

No.	Date	Description

Project Name: **SIMON RESIDENCE**

Project Address: 6491 SW 13th St, West Miami, FL 33144

Scale: 1 Inch = 20 Feet  
Drawn By: GP  
Checked By: EMS  
Managed By: GP  
Date: February 1, 2024  
Project No.: **24011**

Sheet 1 of 1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

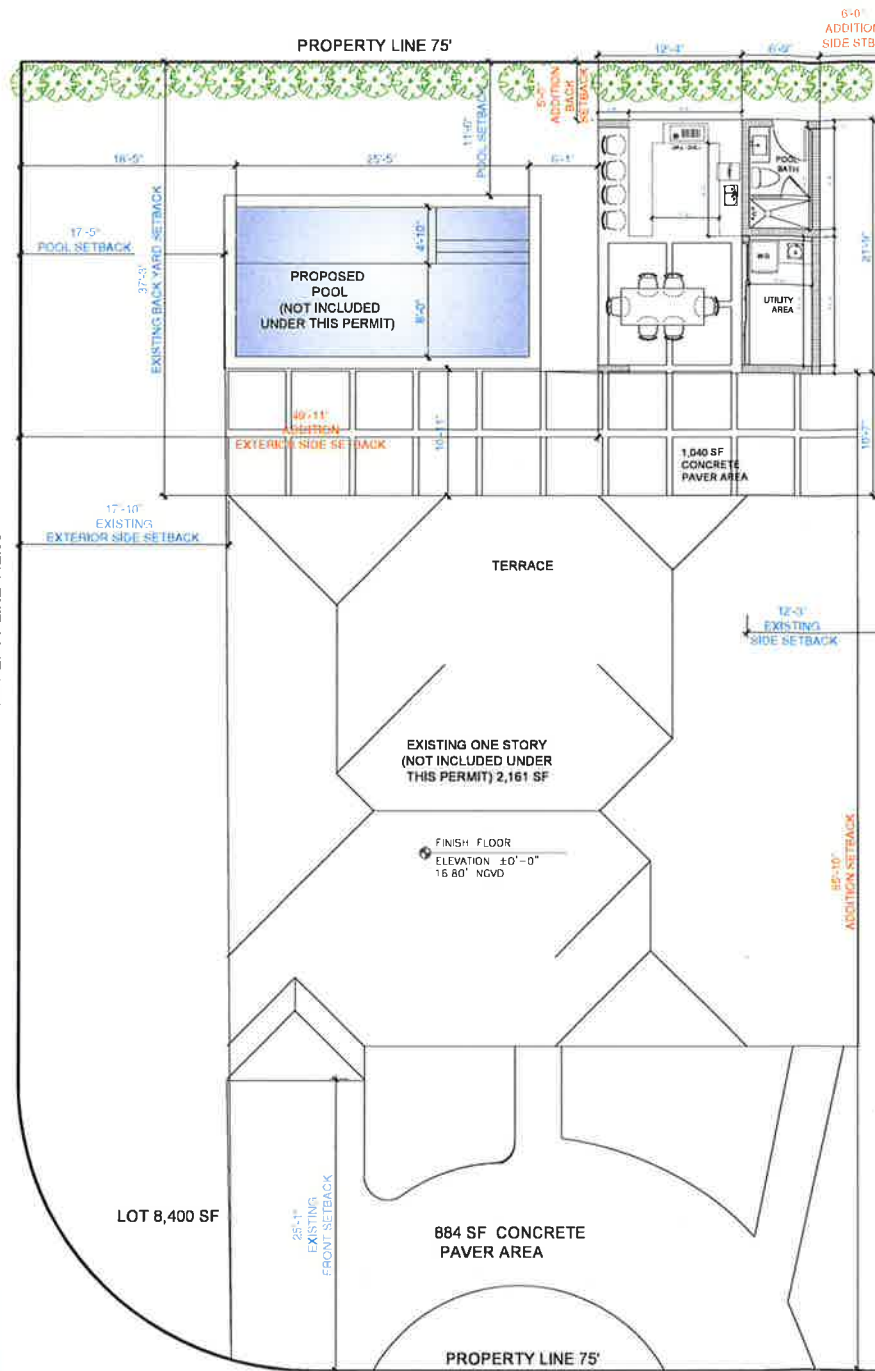
**VARIANCES REQUESTED:**

**1st** -Request to add plumbing and electrical fixtures for the pool bathroom, BBQ bar and utility room in the a new detached/ accessory building proposed.

**2nd** -Request to reduce the rear back setback of the detached building from the 15' minimum required by code to 5' ft from the property line.

**S.W 65TH AVE**

PROPERTY LINE 112.65'



**SITE PLAN**

SCALE: 1/16" = 1'-0"



**LOCATION MAP:**



PROJECT LOCATION

**ZONING: R- 1 ONE STORY SINGLE FAMILY HOME**

BUILDING DISPOSITION	REQUIRED	PROVIDED									
A- LOT AREA		8,400 SF									
B- LOT WIDTH	75 FT MIN. CORNER LOT	75 FT									
C- LOT COVERAGE											
<table border="1"> <tr> <td>MAIN BLDG</td> <td>8,400SF X 0.35% LOT =2,940SF - MAIN BLDG</td> <td>ACTUAL AREA = 2,161SF</td> </tr> <tr> <td>ACCESSORY BLDG OR STRUCT.</td> <td>8,400SF X 0.10% =840 SF</td> <td>ADDITION/GAZEBO = 415 SF</td> </tr> <tr> <td>PARKING, DRIVEWAY &amp; SERVICE STRUCT.</td> <td>8,400SF X 0.30% =2,520 SF</td> <td>DRIVEWAY &amp; PAVER AREA= 1,924 SF FUTURE POOL AREA = 408 SF</td> </tr> </table>	MAIN BLDG	8,400SF X 0.35% LOT =2,940SF - MAIN BLDG	ACTUAL AREA = 2,161SF	ACCESSORY BLDG OR STRUCT.	8,400SF X 0.10% =840 SF	ADDITION/GAZEBO = 415 SF	PARKING, DRIVEWAY & SERVICE STRUCT.	8,400SF X 0.30% =2,520 SF	DRIVEWAY & PAVER AREA= 1,924 SF FUTURE POOL AREA = 408 SF		TOTAL PROVIDE LOT COVERAGE = 4,908 SF
MAIN BLDG	8,400SF X 0.35% LOT =2,940SF - MAIN BLDG	ACTUAL AREA = 2,161SF									
ACCESSORY BLDG OR STRUCT.	8,400SF X 0.10% =840 SF	ADDITION/GAZEBO = 415 SF									
PARKING, DRIVEWAY & SERVICE STRUCT.	8,400SF X 0.30% =2,520 SF	DRIVEWAY & PAVER AREA= 1,924 SF FUTURE POOL AREA = 408 SF									
C- FLOOR AREA	MIN 1,000 SF										
	MAX. 48% FOR THE FIRST 5,000 SF OF LOT AND 35% FOR THE NEXT 5,000 SF AND 30% FOR THE REMAINDER	2,400 SF 1,190 SF									
	***UTILITY SHED & GAZEBO ARE INCLUDED	3,590 SF MAX. FLOOR AREA									
		EXISTING AREA = 2,136 SF ADDITION/GAZEBO = 415 SF									
		TOTAL PROVIDE FLOOR AREA = 2,551 SF									
D- OPEN SPACE (GREEN)	MIN 35% OF LOT (2,940 SF)	3,403 SF GREEN AREA 1,865 SF CONCRETE PAVER AREA									
BUILDING SETBACK	REQUIRED	EXISTING									
A- PRINCIPAL FRONT( S)	25 FT MIN.	25'-1" FT									
B- EXTERIOR SIDE (W)	15 FT MIN.	17'-10" FT									
C- INTERIOR SIDE (E)	6 FT MIN.	12'-3" FT									
D- REAR TO MAIN BUILDING (N)	15 FT MIN.	37'-3" FT									
BUILDING HEIGHT											
A- MAX. HEIGHT	1 STORY--15' FT	15' FT									
FENCES, WALL AND HEDGES											
A- MAX. HEIGHT	5' MAX.	5' FT									
<b>DETACHED/ ACCESSORY BUILDING (Garage, Carport, Gazebo, Shade House, Playhouse and chickee. ** VARIANCE to add plumbing &amp; ELECTRICAL FIXTURES FOR BATHROOM AND BAR )</b>											
	REQUIRED	PROPOSED									
A- MAX. GROSS AREA	10% OF NET LAND AREA (MAX. 840 SF)	415 SF									
B- SETBACKS	SAME AS PRINCIPAL BLDG										
PRINCIPAL FRONT( S)	25 FT MIN.	85'-10" FT									
EXTERIOR SIDE (W)	15 FT MIN.	49'-11" FT									
INTERIOR SIDE (E)	6 FT MIN.	6'-0" FT									
REAR YARD (N)	15 FT MIN.	**VARIANCE** 5'-0" FT									
C- MAX. HEIGHT	15' MAX.	15' FT									
<b>SWIMMING POOL SETBACK ** UNDER SEPARATED PERMIT</b>											
	REQUIRED	PROPOSED									
A- PRINCIPAL FRONT( S)	25 FT MIN.	85'-10" FT									
B- EXTERIOR SIDE (W)	10 FT MIN.	17'-5" FT									
C- INTERIOR SIDE (E)	10 FT MIN.	30'-0" FT									
D- REAR SIDE	10 FT MIN.	11'-6" FT									



Digitally Signed by Yosnel Padron  
Date: 2024.04.12 15:43:27 -04'00'

GOAL

ALL DOCUMENTS, DESIGNS, SCHEDULES, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT. THESE DRAWINGS ARE FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS FOR INFORMATION AND REFERENCE AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN AGREEMENT OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE

PROJECT NAME

**NEW ADDITION  
Mr. SIMON  
HOUSE**

PROJECT ADDRESS

6491 SW 13 ST  
WEST MIAMI, FL 33144

OWNER

ARCHITECTURAL DESIGN



CONSULTANTS



PROJECT NO.

DATE

03-01-24

REVISIONS

SHEET TITLE

**BUILDING  
SITE PLAN**

SHEET

**GO.01**



---

To: Planning & Zoning Chairman & Board Members

Date: April 24, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for  
Luis Alfonso Perez LE &  
Ariana Carmina Magnani LE  
5731 SW 11 Street

---

Applicant is requesting a variance for a proposed detached accessory building (pergola) measuring 144 square feet with a rear setback of ten feet (10') where fifteen feet (15') is required by ordinance. The detached accessory building is within the lot coverage as the maximum size allowed by ordinance is 661.50 square feet.

Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

The placement of this proposed pergola will be in line with the existing terrace and recently completed pool. The side setback is in compliance with the ordinance where minimum side setbacks on interior lots must total 20% (twelve feet, six inches (12'6") in this case), and in no case shall a side setback be less than six feet (6') where in this case the side setback measures six feet, three inches (6'3"). This property is a normal shape interior lot that measures 6,615.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

While this project is not per the ordinance of the city, the staff recommends approval of this variance request as it is within the lot coverage and an open structure. In addition, the only variance the property owners are asking for is the rear setback and similar have been approved in the past.



## CITY OF WEST MIAMI

### NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Wednesday, April 24<sup>th</sup>, 2024 at 6:30 P.M. at the City of West Miami Commission Chambers. All decisions made by the Planning and Zoning Board will be a final decision with a right to appeal to the City Commission. To express the views of interested persons on the agenda listed below please join us in the Commission Chamber at 901 SW 62 Avenue, West Miami, Florida 33144, Second Floor.

#### Variance Hearing Agenda Item

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

LUIS ALFONSO PEREZ LE & ARIANA CARMINA MAGNANI LE  
5731 SW 11 ST  
WEST MIAMI, FL 33144

Applicant is requesting a variance for reducing the rear setback to ten feet (10') for a proposed detached pergola where fifteen feet (15') is required by Zoning Ordinance 282 (Section 4.15). The property is a normal shape lot and the applicants are requesting the variance so the pergola which will measure twelve feet (12') by twelve feet (12') is in line with existing pool.

Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))

The property is zoned for "R-1" Single Family Residential

Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))



*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. 62<sup>nd</sup> 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.

NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE LAST WEDNESDAY OF EACH MONTH AT 6:30 P.M.



CITY OF WEST MIAMI  
901 SW 62 AVE  
WEST MIAMI, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES  
OF ZONING ORDINANCES

DATE 04/15/2024 TELEPHONE 305 910 1104

NAME OF APPLICANT ARIANA MAGNANI - LUIS PEREZ

ADDRESS 5731 SW 11th ST west miami fl 33144

Legal Description of Property Covered by Application 12 -54 -40

SYLVANIA HEIGHTS RESUB :PB 46-1

W 15 FT Lot 9 & Lot 10 LESS W 12 FT

Size of Area Covered by Application BLK 15-B  
LOT size 6615 FT M/L 6615 sq. FT

Street Boundaries 57 AV & 11 ST

Ownership of Property Obtained Ariana Magnani Luis PEREZ

When Was Leased Signed via 03/14 2017 Terms from infa at present

**When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property**

Zone Classification at Present 0101 Residential - Single Family (R-5)

Zone Classification Desired 0101 Residential - Single Family (R-5)

How Many Square Feet Does Proposed Building Contain 144 sq. ft

How Many Feet are Outer Walls from Side Lines of Property \_\_\_\_\_

What, if any, Permits have been applied for N/A

Special Uses Desired, which are not Permitted by Present Zoning Classification N/A

Special Property Hardship or Reasons believed justifying a Variance  
Proposed Aluminum Pergola will function if aligned with existing pool

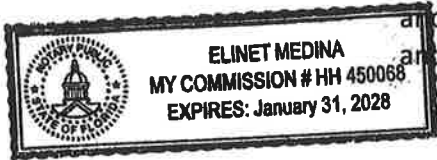
**The following enclosures are needed to complete the Application**

Plot Plan or site plan of Proposed Layout (9 copies)  Building Plans of Structures to be erected (9 Copies)  Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application. Applicant shall pay all expenses and costs for publication of notices and mailing of notices.

I Ariana Magnoni - Luis PEREZ being duly Sworn, Depose and say  
That:  I am Owner of the Property

I Lease the Property

I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.



[Signature]  
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 14 day of April 2023  
[Signature]  
NOTARY PUBLIC

My Commission Expires: January 31, 2028

**Variance** Approved **Denied**

**West Miami Planning and Zoning Board**

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/22/2024

PROPERTY INFORMATION	
<b>Folio</b>	15-4012-016-0850
<b>Property Address</b>	5731 SW 11 ST WEST MIAMI, FL 33144-5107
<b>Owner</b>	LUIS ALFONSO PEREZ LE , ARIANA CARMINA MAGNANI LE , REM LUIS ALFONSO PEREZ TRS , REM PEREZ FAMILY TRUST , REM ARIANA CARMINA MAGNANI TRS
<b>Mailing Address</b>	5731 SW 11 ST MIAMI, FL 33144
<b>Primary Zone</b>	8100 OFF-STREET PARKING
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	2 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,957 Sq.Ft
<b>Living Area</b>	1,328 Sq.Ft
<b>Adjusted Area</b>	1,443 Sq.Ft
<b>Lot Size</b>	6,615 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$297,675	\$248,062	\$218,295
<b>Building Value</b>	\$144,538	\$136,746	\$103,145
<b>Extra Feature Value</b>	\$6,314	\$6,380	\$6,446
<b>Market Value</b>	\$448,527	\$391,188	\$327,886
<b>Assessed Value</b>	\$303,119	\$294,291	\$285,720

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$145,408	\$96,897	\$42,166
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
12 54 40	
SYLVANIA HEIGHTS RESUB PB 46-1	
W15FT LOT 9 & LOT 10 LESS W12FT	
BLK 15-B	
LOT SIZE 6615 FT M/L	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$253,119	\$244,291	\$235,720
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$278,119	\$269,291	\$260,720
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$253,119	\$244,291	\$235,720
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$253,119	\$244,291	\$235,720

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/08/2023	\$100	33976-3668	Corrective, tax or QCD; min consideration
06/02/2023	\$100	33748-4753	Life Estate interest
08/14/2017	\$405,000	30665-0555	Qual by exam of deed
07/28/2016	\$390,000	30176-3040	Qual by exam of deed

Size 12x12



# BOUNDARY SURVEY



PROPERTY ADDRESS  
5731 SW 11th STREET, MIAMI, FLORIDA 33144

LOCATION SKETCH  
NOT TO SCALE



PREPARED FOR:  
ALFONSO PEREZ LE  
ARIANA CARMINA MAGNANI LE  
REM PEREZ FAMILY TRUST

LEGAL DESCRIPTION:  
LOT 10 LESS THE WEST 12 FT THEREOF, AND THE WEST 15 FT OF LOT 9 IN BLOCK 15-B OF "SYLVANIA HEIGHTS RESUB", ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, STATE OF FLORIDA.

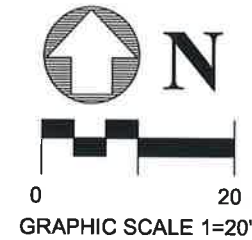
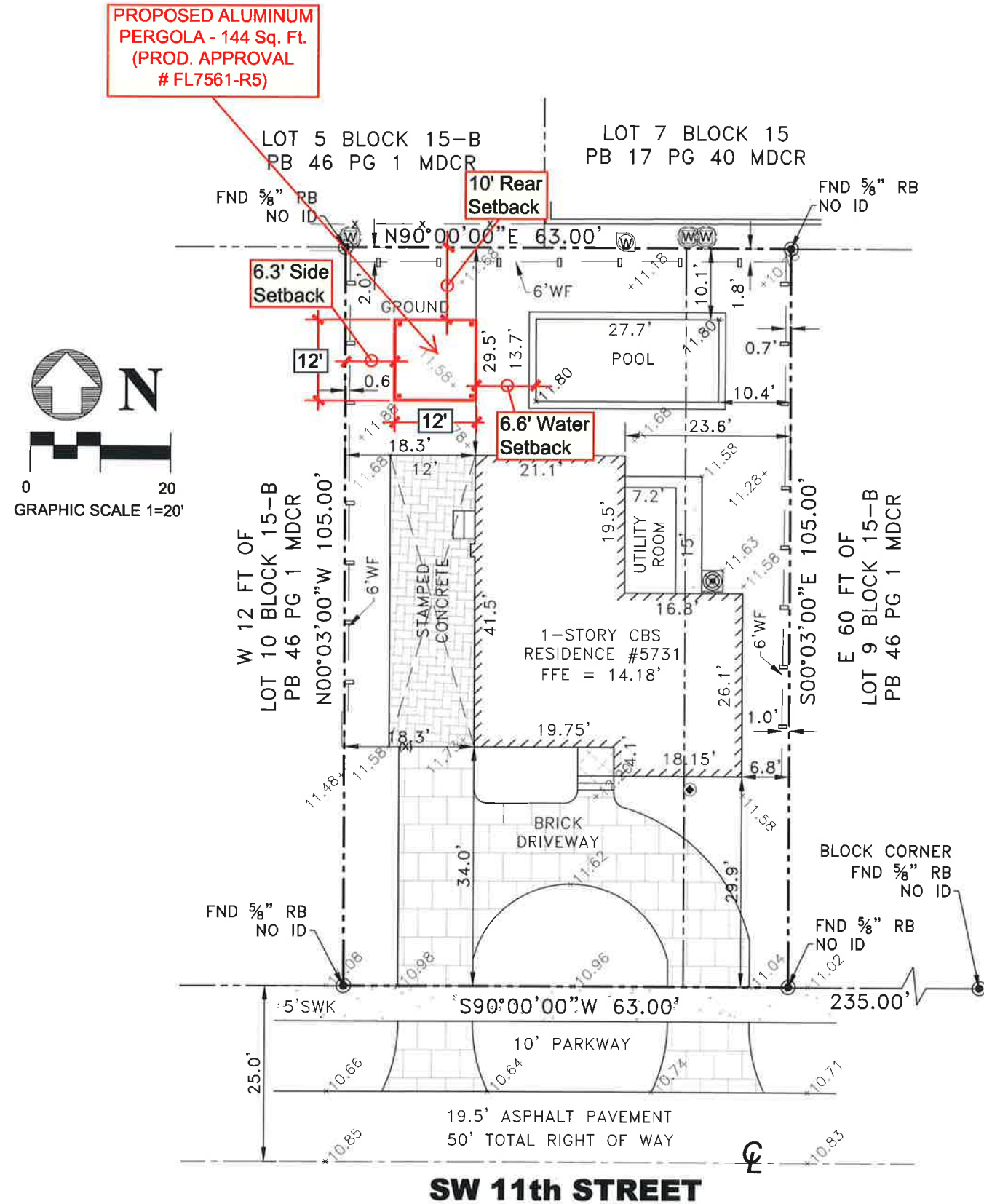
- SURVEYOR'S NOTES:
- LEGAL DESCRIPTION WAS OBTAINED FROM THE MIAMI DADE COUNTY CLERK OF RECORDS WEBSITE. NO TITLE SEARCH WAS MADE. EXAMINATION OF ABSTRACT OF TITLE MUST BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.
  - NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
  - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - TYPE OF SURVEY: BOUNDARY SURVEY.
  - RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
  - BEARINGS SHOWN ARE REFERRED TO NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
  - SHOWN ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929. USED BENCHMARK: N-517. ELEVATION: 13.79 NGVD29.
  - FENCE OWNERSHIP WAS NOT DETERMINED. FENCE TIES WERE GIVEN TO ITS FACE.
  - FIELD WORK DATE: 10.25.2023. UPDATED ON: 03.30.2024

**SYMBOLS & ABBREVIATIONS**

CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; FFE = FINISH FLOOR ELEVATION; FND= FOUND; IP = IRON PIPE; MDCR = MIAMI DADE COUNTY RECORDS; PB = PLAT BOOK; PG = PAGE; RB = REBAR; SWK = SIDEWALK; WF = WOOD FENCE.

- |  |                      |  |                 |  |                     |
|--|----------------------|--|-----------------|--|---------------------|
|  | WOOD POWER POLE      |  | POINT ELEVATION |  | CENTER OF THE ROAD  |
|  | WATER METER          |  | CLEAN OUT       |  | R/W - PROPERTY LINE |
|  | AIR CONDITIONER UNIT |  | WOOD FENCE      |  |                     |

NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.



**SW 11th STREET**

**BOUNDARY SURVEY**  
5731 SW 11th STREET,  
MIAMI, FLORIDA 33144  
FOLIO: 15-4012-016-0850

**CS**  
CARDINAL POINTS  
SERVICES CORP.  
LB 8452

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND ANNOTATIONS SHOWN HEREON.

**F/F**

**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS 6765 STATE OF FLORIDA  
1397 WEST 63 STREET, HIALEAH, FLORIDA 33012  
CELL PHONE (786) 631 7053  
EMAIL: fernandezpsm@gmail.com

Date: 03.31.2024



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To: Planning & Zoning Chairman & Board Members

Date: April 24, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for  
R & H Craft Group, Inc.  
1500 SW 63 Avenue

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Applicant is requesting a variance for reducing the exterior side and rear setback for a proposed detached accessory building (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 by ordinance. The detached accessory building is within the lot coverage as the maximum size allowed by ordinance is 1022.92 square feet. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

Although the minimum setbacks for a corner lot are fifteen feet (15') on the exterior side of the lot and the applicant is asking for three feet (3'), the staff would like to note that the parkway adjacent to the exterior side of the property measures eleven feet (11') and would like to leave the board to make an independent and informed decision.



## CITY OF WEST MIAMI

### NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Wednesday, April 24<sup>th</sup>, 2024 at 6:30 P.M. at the City of West Miami Commission Chambers. All decisions made by the Planning and Zoning Board will be a final decision with a right to appeal to the City Commission. To express the views of interested persons on the agenda listed below please join us in the Commission Chamber at 901 SW 62 Avenue, West Miami, Florida 33144, Second Floor.

#### Variance Hearing Agenda Item

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

R & H CRAFT GROUP, INC.  
1500 SW 63 AVENUE  
WEST MIAMI, FL 33144

Applicant is requesting a variance for reducing the exterior side setback to three feet (3') and the rear setback to twelve feet, forty-two inches (12'42") for a proposed detached accessory building (aluminum terrace) where 15 feet is required on the exterior and rear setbacks per Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15)

The property is zoned for "R-1" Single Family Residential  
Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15)



*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. 62<sup>nd</sup> 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.

NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE LAST WEDNESDAY OF EACH MONTH AT 6:30 P.M.



CITY OF WEST MIAMI  
901 SW 62 AVE  
WEST MIAM, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES  
OF ZONING ORDINANCES

DATE 04/11/2024 TELEPHONE 786-878-0843

NAME OF APPLICANT R & H Craft Group, Inc.

ADDRESS 1500 SW 63 Avenue

Legal Description of Property Covered by Application Alameda PB 44-45; Lot 1; Blk 24;

Lot Size 75.000 x 136 or 18356-2720 1198 1

Size of Area Covered by Application 10,229.25 square feet

Street Boundaries SW 15 Street and SW 63 Avenue

Ownership of Property Obtained 03/18/2024

When Was Leased Signed March 18, 2024 Terms from \_\_\_\_\_

***When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property***

Zone Classification at Present R-1 Single Family Home

Zone Classification Desired R-1 Single Family Home

How Many Square Feet Does Proposed Building Contain 420 SF

How Many Feet are Outer Walls from Side Lines of Property 3' exterior setback; 12'42" rear setback;

What, if any, Permits have been applied for Building Permit B24-000093 for the Aluminum Terrace

Special Uses Desired, which are not Permitted by Present Zoning Classification Applying only for a variance requesting to reduce the rear and side setback for the proposed aluminum terrace.

Special Property Hardship or Reasons believed justifying a Variance Reducing the side and rear setback will allow for more privacy from 63 Avenue.

**The following enclosures are needed to complete the Application**

Plot Plan or site plan of Proposed Layout (**9 copies**)  Building Plans of Structures to be erected (**9 Copies**)  Check in the Amount of **\$75.00** to cover the cost of Processing the Application plus any and all recovery fees.

I \_\_\_\_\_ being duly Sworn, Depose and say

That:  I am Owner of the Property

I Lease the Property

I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**Variance** **Approved** **Denied**

**West Miami Planning and Zoning Board**

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/22/2024

PROPERTY INFORMATION	
<b>Folio</b>	15-4012-021-3750
<b>Property Address</b>	1500 SW 63 AVE WEST MIAMI, FL 33144-5640
<b>Owner</b>	R AND H CRAFT GROUP INC
<b>Mailing Address</b>	840 SW 72 AVE MIAMI, FL 33144
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths /Half</b>	6 / 4 / 1
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	10,200 Sq.Ft
<b>Year Built</b>	9999



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$358,200	\$298,500	\$262,680
<b>Building Value</b>	\$0	\$0	\$1,000
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$358,200	\$298,500	\$263,680
<b>Assessed Value</b>	\$317,842	\$288,948	\$263,680

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$317,842	\$288,948	\$263,680
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$358,200	\$298,500	\$263,680
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$317,842	\$288,948	\$263,680
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$317,842	\$288,948	\$263,680

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$40,358	\$9,552	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

**SHORT LEGAL DESCRIPTION**  
 ALAMEDA PB 44-45  
 LOT 1 BLK 24  
 LOT SIZE 75.000 X 136  
 OR 18356-2720 1198 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/18/2024	\$2,425,000	34147-3297	Qual by exam of deed
12/12/2019	\$100	31750-2853	Corrective, tax or QCD; min consideration
12/12/2019	\$340,000	31750-2855	Qual by exam of deed
09/20/2018	\$100	31365-2529	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



# ALUMINUM TERRACE

1500 SW 63 AVE, WEST MIAMI  
FL 33144

SHEET	DESCRIPTION
SD0.0	COVER PAGE, GENERAL NOTES, KEY PLAN PLAN VIEW, ELEVATIONS & DETAILS.

## GENERAL NOTES:

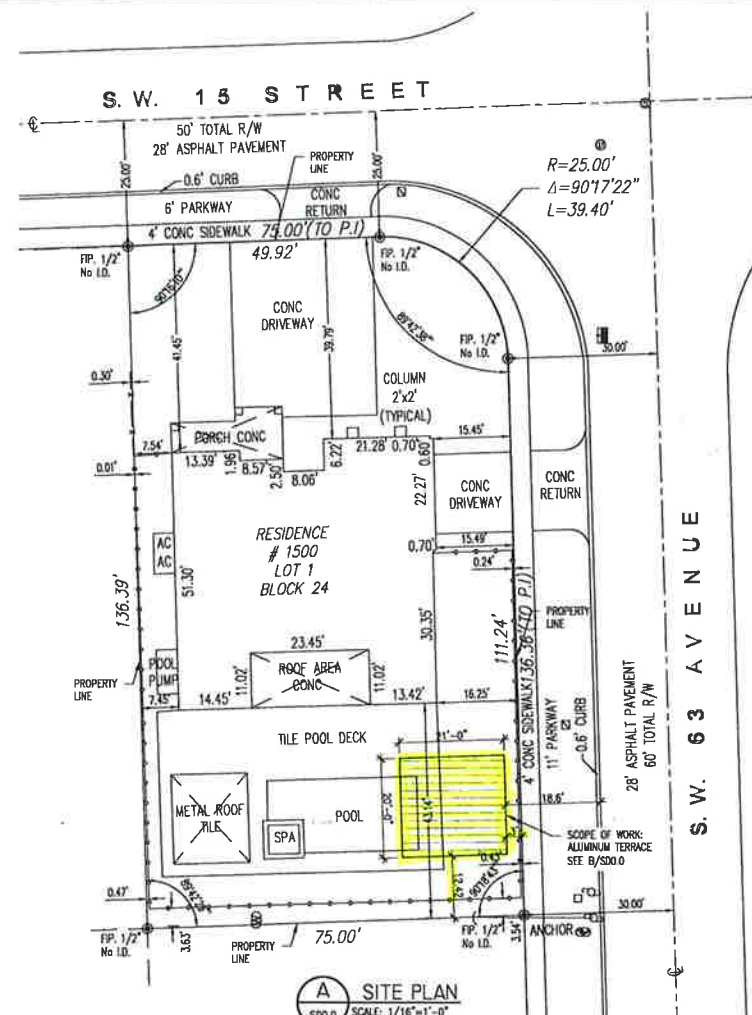
- UNLESS NOTED OTHERWISE (U.N.O) ON DRAWINGS OR THE SPECIFICATIONS, THESE NOTES SHALL APPLY TO THIS PROJECT.
- IF ANY ERRORS OR OMISSIONS APPEAR ON THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE & OTHER REFERENCES CODES & SPECIFICATIONS. ALL REFERENCED CODES AND SPECIFICATIONS SHALL BE THE LATEST EDITION AT TIME OF PERMIT. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THIS WORK REQUIRES A BUILDING PERMIT. CONTRACTOR TO OBTAIN THE APPROPRIATE BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- THE LOCATION AND SIZES OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL UTILITIES IN COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OPERATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
- THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN ON PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING AND COMPACTING AROUND THESE SERVICES IS CONTRACTOR RESPONSIBILITY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS EXPOSED OR OPEN AT THE END OF THE WORKING DAY WHEN THE CONTRACTOR IS NOT WORKING, UNLESS ANY TRENCH IS COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN TRAFFIC. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND/OR INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLE ALL DISTURBED CONDITIONS AND PROPER DISPOSAL OF ANY MATERIAL & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE EPA AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).
- DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY THE ENGINEER BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
- THE ENGINEER HAS GENERATED THESE SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
- CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 318) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ANCHORING CEMENT WITH A COMPRESSIVE STRENGTH OF 10 KSI AT THE END OF 7 DAYS.
- WHEN DISSIMILAR MATERIAL CONNECTIONS ARE MADE, SUCH AS CONCRETE TO METAL, THE DISSIMILAR MATERIAL SHALL BE SEPARATED BY COATING THE CONTACT SURFACE WITH BITUMASTIC MATERIAL.
- DO NOT SCALE DRAWINGS. DIMENSIONS ALWAYS GOVERN.
- DETAILS LABELED "TYPICAL (TYP.)" SHALL APPLY TO ALL SITUATIONS THAT ARE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
- THE QUANTITIES AND DIMENSION SHOWN ON DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSION TO BE SITE VERIFIED BY GENERAL CONTRACTOR/SUBCONTRACTOR.
- FLORIDA BUILDING CODE, 2023 EDITION LOADS:  
WIND LOAD AS PER ASCE 7-22 KD=0.85, CATEGORY 2, EXPOSURE C  
WIND VELOCITY AS PER FBC 2023, SECTION 1616.2.1 (UP TO 6 FT HEIGHT V=175 MPH)
- THE ENGINEER HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH FBC-23 (8TH EDITION) AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.
- ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 48 HOURS PRIOR TO INSPECTION.
- REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ENGINEER IS PROHIBITED.

## ALUMINUM

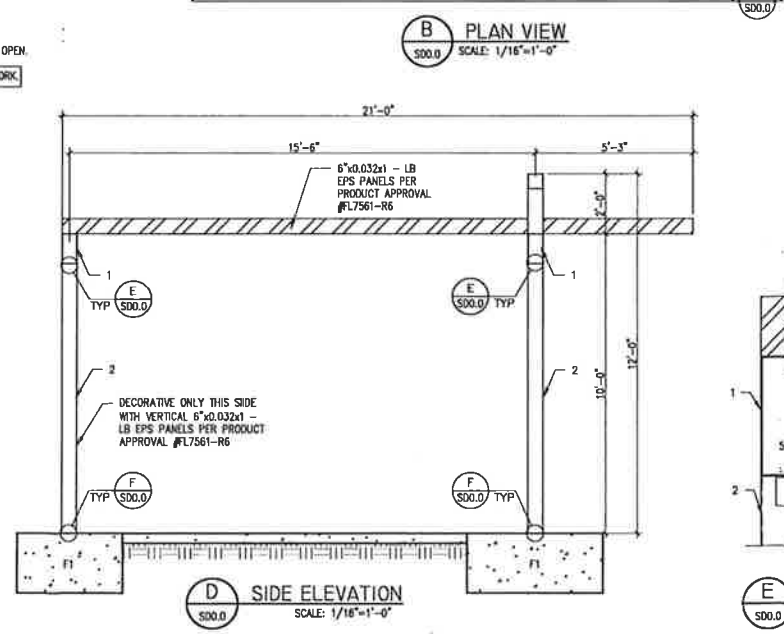
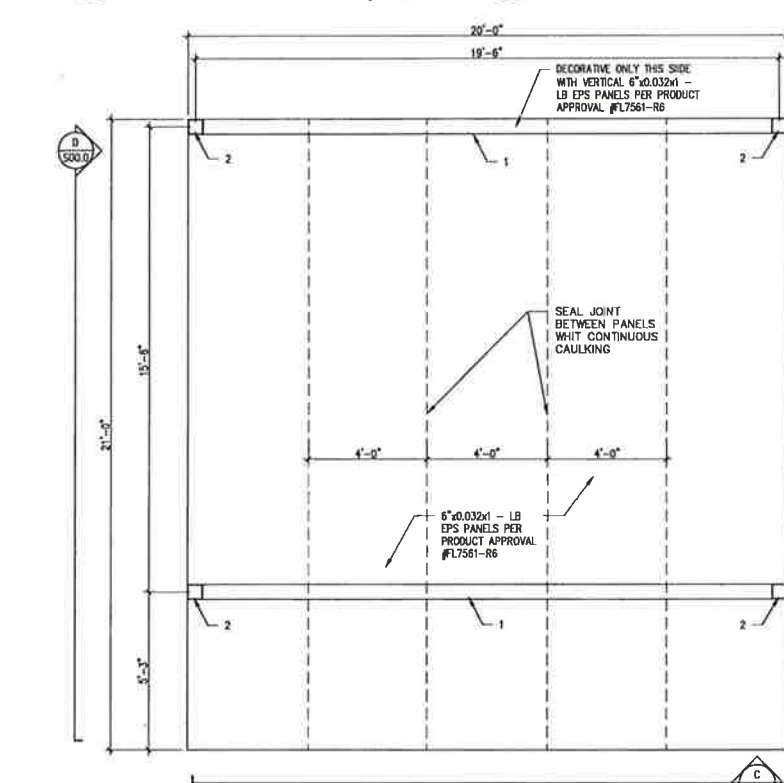
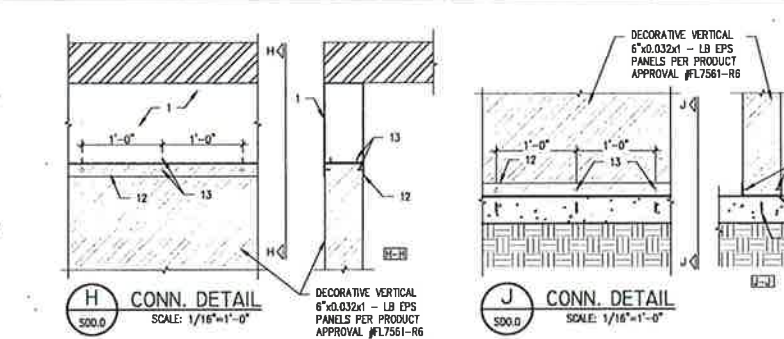
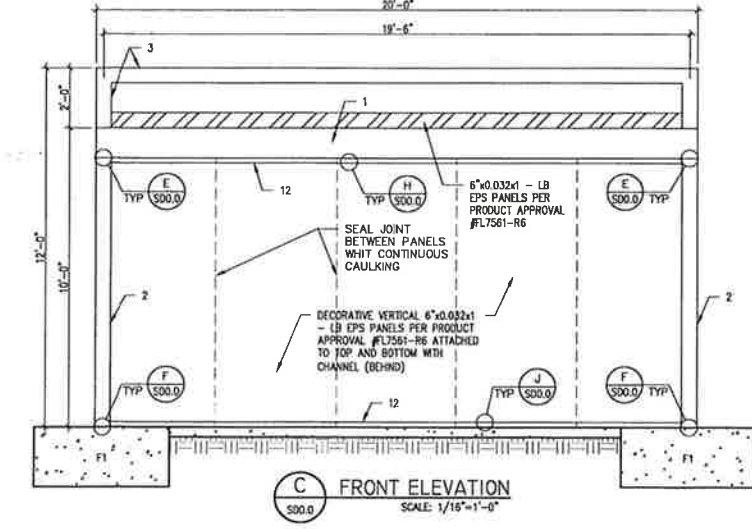
- STRUCTURAL ALUMINUM SHALL BE DOMESTIC ALLOY 6061-T6, DESIGNED IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION'S SPECIFICATIONS FOR ALUMINUM STRUCTURES.
 

ALLOY	T6	EX (WELDED)	EX	EX (WELDED)
6061-T6 (TUBES & SHAPES)	12.0 KSI	9.0 KSI	12.0 KSI	5.0 KSI
6061-T6 (ROUND & OVAL)	24.0 KSI	10.5 KSI	12.0 KSI	5.0 KSI
- ALUMINUM FRAME, EXTRUSIONS OR VENT EXTRUSIONS MUST MEET THE MINIMUM REQUIREMENTS U.N.O ON THE DRAWINGS.
 

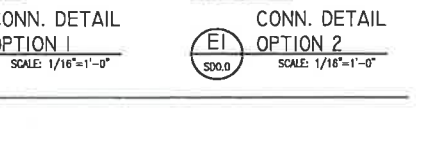
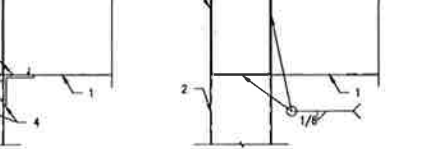
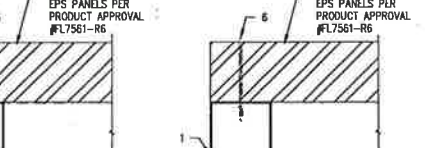
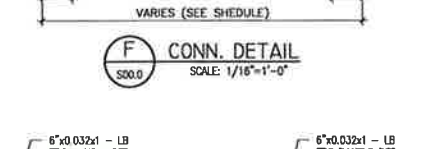
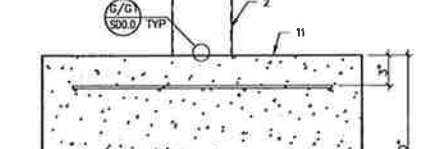
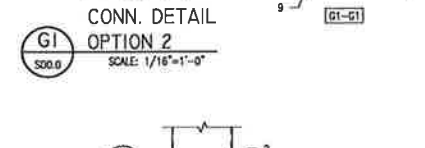
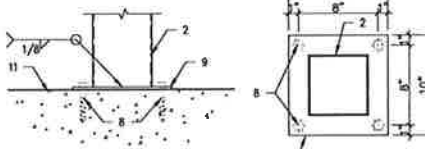
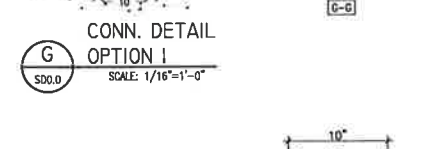
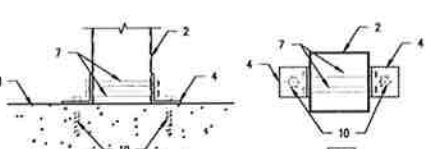
TYPE	T6	EX (WELDED)	EX	EX (WELDED)
6063-T5 (TUBES & SHAPES)	9.5 KSI	4.8 KSI	5.5 KSI	2.8 KSI
6063-T5 (ROUND & OVAL)	11.5 KSI	5.5 KSI	5.5 KSI	2.8 KSI
6063-T6 (TUBES & SHAPES)	15.0 KSI	4.8 KSI	8.5 KSI	2.8 KSI
6063-T6 (ROUND & OVAL)	18.0 KSI	5.5 KSI	8.5 KSI	2.8 KSI
6005-T5 (TUBES & SHAPES)	19.0 KSI	8.0 KSI	12.0 KSI	4.5 KSI
6005-T5 (ROUND & OVAL)	24.0 KSI	9.0 KSI	12.0 KSI	4.5 KSI
- FASTENER, UNLESS DETAILED OTHERWISE, ALL FASTENERS SHALL BE 316 STAINLESS STEEL ALUMINUM BOLTS, WHERE SPECIFIED, SHALL BE 2024-T4 OR 6061-T6 ALLOY.
- ALL WELDING SHALL CONFORM WITH AWS D12, LATEST STRUCTURAL WELDING CODE-ALUMINUM. WELD FILLER ALLOY 5356. CLEANING: SSPC-SP2 "HAND TOOL CLEANING".
- WHERE THE CONTACT OF DISSIMILAR MATERIAL MAY CAUSE ELECTROLYSIS OR WHERE ALUMINUM WILL COME IN CONTACT WITH CONCRETE, MORTAR OR PLASTER, THE CONTACT SURFACE OF ALUMINUM SHALL BE COATED 1 COAT OF ZINC CHROMATE PRIMER AND ONE HEAVY COAT OF ALUMINUM PIGMENTED ASPHALT PAINT OR ALKALI-RESISTANT COATINGS, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACQUER.
- RAILINGS MAY BE WASHED AS NEEDED WITH WATER AND MILD SOAP. DO NOT USE ACIDIC SOLUTIONS, HARSH SOLUTIONS OR ABRASIVE CLEANING MATERIALS OR SOLUTIONS AS THEY COULD HARM THE FINISH.



- LEGEND:**
- 10 #10 SCREW BOLT W/ 2" MIN. EMBED.
  - 11,3000 PSI CONCRETE SO FOOTING (SEE FOOTING SCHEDULE).
  - CONTINUOUS ALUMINUM CHANNEL C6X2X1 ALLOY 6061-T6.
  - DECORATIVE FRAME ALUMINUM TUBE RT6X6X1 ALLOY 6061-T6.
  - 13 #1/2" - 20 X 1" LG. SELF-DRILLING BY HLTI @ 12" O.C. MAX.
  - ALUMINUM ANGLE L3X3X1/2 X 3" LG. ALLOY 6061-T6.
  - 6" x 0.032x1 - LB EPS PANELS PER PRODUCT APPROVAL #L7561-R6.
  - 6" x 0.032x1 - LB EPS PANELS PER PRODUCT APPROVAL #L7561-R6.
  - CONNECTING ROOF PANELS TO ALUMINUM BEAM.
  - #10 THRU BOLT 1/2" MIN. EMBED.
  - ALUMINUM PLATE PL1X10X10 ALLOY 6061-T6.
- NOTES:**
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
  - CAP PLATE TO BE CONSIDERED WHERE PROFILES MUST NOT BE OPEN.
- THIS SCOPE NOT INCLUDE ELECTRICAL, MECHANICAL OR PLUMBING WORK.



MARK	SIZE WXLXD	REINFORCING			
		BOTTOM	S.F.	TOP	S.F.
F1	4'-6"X4'-6"X24"	6#6	6#6	6#6	6#6
F2	3'-7"X3'-7"X24"	5#6	5#6	5#6	5#6



**ALUMINUM TERRACE**

1500 SW 63 AVE, WEST MIAMI FL 33144

PROJECT NAME: \_\_\_\_\_ PROJECT ADDRESS: \_\_\_\_\_

REVISED: \_\_\_\_\_

DATE: 04/04/2024

DRAWN AND DESIGN BY: S.G.

CHECKED BY: J.P.

SEAL: \_\_\_\_\_

SEAL

ENGINEER SIGNATURE

THESE DRAWINGS AND RECORD ARE THE PROPERTY OF JOSE E. POLANCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

SD0.0

1500 SW 63 AVE, WEST MIAMI FL 33144

Permit Number