

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



**WEDNESDAY, APRIL 24<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, April 24, 2024 beginning at 6:33 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 Eugenio Gonzalez and Board Member Alexander Diaz. Board Member Alvaro Lourido was excused.

Also, in attendance were: City Attorney Jose A. Villalobos, Interim Planning & Zoning Director Mercedes Soler and City Manager Edward Silva.

3. **PRESENTATION OF MINUTES FOR APPROVAL FOR:**
  - **March 27<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 E. Gonzalez. All voted in favor by a 4-0 voice vote.

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).

*Property owner and architect were present. Board Member D. Rio motioned to deny the variance as requested for the rear setback because no hardship was demonstrated. Board Member E. Gonzalez seconded the motion and this item was passed in favor of denial by a 3-1 voiced vote.*

### **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)).

*Property owner and architect were present. Board Member A. Diaz motioned to approve the variance as requested. D. Rio seconded the motion. Item passed 4-0 voiced vote.*

### **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)).

*Property owners were present. Board Member D. Rio motioned to approve the requested variance because the prefabricated gazebo would conform with existing conditions of the site and complies with the interior side setback, it is an open structure and aesthetically pleasing to have in line with the pool as proposed. Board Member E. Gonzalez seconded the motion. Item passed 4-0 voiced vote.*

### **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).

*Applicant was represented by legal counsel. Board Member D. Rio motioned to defer the application to the next meeting so the applicant can provide photos and information of existing site conditions. E. Gonzalez seconded the motion. Item was deferred by a 4-0 voiced vote.*

6. **GOOD OF THE ORDER:** *City Manager E. Silva welcomed new board member A. Diaz.*
7. **ADJOURNMENT:** There being no further business before the Planning and Zoning Board, the meeting was declared adjourned at 7:23 PM.

**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.