



Special Use Permit for Plan Development  
 Development Index Number 2020-004  
 Date of Application 5/4/2020

**CITY OF WEST MIAMI  
 APPLICATION FOR SPECIAL USE PERMIT  
 FOR PLAN DEVELOPMENT  
 Under Section 2A/2B Ordinance #282**

Within the City generally, and within certain zoning districts, certain structures, uses, and/or occupancies specified in this Ordinance are of a nature requiring special and intense review to determine whether or not they should be permitted in specific locations, and if so, the special limitations, conditions, and safeguards which should be applied as reasonably necessary to promote the general purpose of this zoning ordinance, and, in particular to protect the joining properties and neighborhood from avoidable potentially adverse effects. It is further intended that the expertise and judgment of the City Commission be exercised in making such determinations, in accordance with the rules, considerations, and limitations relating to Special Use Permits.

Formal public notice and hearing are mandatory for Special Use Permits.

The City Commission shall be solely responsible for determinations on Application for Special Use Permits. All applications for Special Use Permit shall be referred to the Planning and Zoning Board for recommendations and the City Commission may make further referrals pursuant to Section 2A of this Ordinance.

I/We LETICIA RIOS

hereby apply to the City of West Miami City Commission for approval of a Special Use Permit for property located at: 6480 SW 20 TER, West Miami, Florida.

(Legal Description of Property)

Lot (s) 1 Block (s) 4

Subdivision FREDERICK MANOR

Plat Book No. 4 Plat Book Page 48

Proposed Residential use use (be specific):

The following is required in support or explanation of this application:

(a) Statements of ownership and control of the proposed development or activity (attach affidavit disclosing ownership and control, see Page 4 for owner. Tenant to supply separate affidavit).

(b) Statement describing in detail the character and intended use of the development or activity (attach separate sheet).

(c) General location map, showing relation of the site or activity for which special use permit is sought to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project or activity and the like.

(d) A site plan containing the title of the project and names of the project planner and developer, date, and north arrow and, based on an exact survey of the property drawn to a scale of sufficient size to show  boundaries of the project, any existing streets, water courses, easements, and section lines;  exact location of all buildings and structures;  Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic  off-street parking and off-street loading areas;  recreation facilities locations;  all screens and buffers;  refuse collection areas; and  access to utilities and points of utilities hookups.

(e) Tabulations of total gross acreage in the project and the percentages thereof proposed to be devoted to (1) the various permitted uses; and (2) ground coverage by structures, landscaped areas and pavement.

(f) Tabulation showing (1) the derivation of numbers of off-street parking and off-street loading spaces shown in (d) above; and (2) total project density in dwelling units per acre.

(g) If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained: Such statements may take the form of proposed deed restrictions, deeds of trust, home owners associations, surety arrangements, or other legal instruments providing adequate guarantees to the City that such common facilities will not become a future liability for the City.

(h) Storm drainage and sanitary sewerage plans.

(i) Architectural definitions for buildings in the development; exact number of commercial and/or dwelling units, sizes and types, together with typical floor plans of each type.

(j) Plans for signs, if any.

(k) Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions of irrigation and future maintenance.

(l) Plans for recreational facilities, if any, including location and general description of buildings for such use.

(m) Such additional data, maps, plans, or statements as may be required for the particular use or activity involved. (attach sheet).

(n) Such additional data as the applicant may believe pertinent to the proper consideration of the site and development plan.

Items (c), (d), (k) and (i) above shall be prepared by a registered surveyor, engineer, architect, landscape architect or certified planner as may be appropriate to the particular item.

**NOTE:** Special Use Permit and Special Use Permit for Planned Development applications must be submitted in set as follows:

- One (1) original set of all forms, documents and plans.
- Seven (7) copied sets of all forms, documents and plans.

Special Instructions:

---



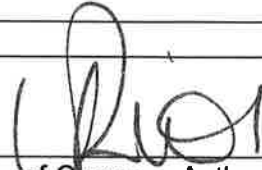
---



---



---



Signature of Owner or Authorized Agent

LETICIA RIOS

Name (Please Print)

6480 SW 20 TERRACE

Address

MIAMI

City

FL

State

33155

Zip

305-815-7247

Telephone

STATE OF FLORIDA )

SS

COUNTY OF DADE )

LETICIA RIOS, being duly sworn, deposes and says that he is the (Owner) (Authorized Agent) of the real property described above; that he has read the foregoing answers and that the same are true and correct, and (if acting as Agent for Owner) that he has authority to execute this Application Form on behalf of the Owner.

SWORN TO AND SUBSCRIBED

before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public State of Florida

My commission expires: \_\_\_\_\_

**DISCLOSURE OF OWNERSHIP**

1.- Legal description and street address of subject real property:

12 54 40 .15 AC  
FREDERICK MANOR PB 48-4  
LOT 1 BLK 4  
LOT SIZE 71.870 X 93  
OR 18246-0700 0798 4

2.- Owner(s) of subject real property and percentage of ownership.

LETICIA RIOS 100% Ownership

3.- Legal description and street address of any real property (a) owned by any party listed in answer to question #2, and (b) located within 500 feet of the subject real property.

\_\_\_\_\_  
Owner or Attorney for Owner

STATE OF FLORIDA )

ss

COUNTY OF DADE )

\_\_\_\_\_, being duly sworn, deposes and says that he is the (Owner) (Attorney for Owner) of the real property described in answer to question #1, above; that he has read the foregoing answers and same are true and complete; and (if acting as attorney for owner) that he has authority to execute this Disclosure of Ownership form on behalf of owner.

SWORN TO AND SUBSCRIBED  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

My commission expires:

\_\_\_\_\_  
Notary Public State of Florida



## 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 Tuesday, September 22<sup>nd</sup>, 2020, at 10:00 A.M. via ZOOM. All recommendations by the Planning and Zoning Board will be heard by the City Commission of the City of West Miami at a Public Hearing on Wednesday, October 7<sup>th</sup>, 2020, at 10:00 A.M. via ZOOM for the City of West Miami Commission Meeting, to hear views of interested persons on the agenda listed below. Following the hearing the City Commission will then render a decision on the application.

**Public Hearing Agenda Item number 2**

Property address: 6480 S.W. 20 Terrace  
West Miami, Fl 33155

Leticia Rios, 6480 S.W. 20 Terrace, West Miami, Florida 33155

Applicant requests a Special Use Permit for the renovation of the property located at 6480 SW 20<sup>th</sup> Terrace, West Miami, Florida, providing for a two-story addition to the single-family home Property zoned Residential Single family.

Special Use Permit for Index Number 2020-004

Zoning Ordinance 282 Sec.2A.1, (Section 4.17, Zoning Ordinance 282)



*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 8:00 A.M. to 4:00 P.M., Monday thru Friday, or telephone (305)-266-1122*

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.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/20/2020

Property Information	
Folio:	15-4012-047-0350
Property Address:	6480 SW 20 TER West Miami, FL 33155-1938
Owner	LETICIA I RIOS
Mailing Address	6480 SW 20 TERR MIAMI, FL 33155-1938
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,903 Sq.Ft
Living Area	1,710 Sq.Ft
Adjusted Area	1,506 Sq.Ft
Lot Size	6,683.91 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$191,676	\$171,140	\$167,659
Building Value	\$104,887	\$103,189	\$103,440
XF Value	\$2,428	\$2,611	\$2,645
Market Value	\$298,991	\$276,940	\$273,744
Assessed Value	\$129,250	\$126,728	\$124,366

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$169,741	\$150,212	\$149,378
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	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 .15 AC FREDERICK MANOR PB 48-4 LOT 1 BLK 4 LOT SIZE 71.870 X 93 OR 18246-0700 0798 4

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$79,250	\$76,728	\$74,366
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$104,250	\$101,728	\$99,366
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$79,250	\$76,728	\$74,366
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$79,250	\$76,728	\$74,366

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1998	\$0	18246-0700	Sales which are disqualified as a result of examination of the deed
04/01/1994	\$99,000	16324-2076	Sales which are qualified
11/01/1975	\$42,700	00000-00000	Sales which are qualified

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>

Version: