

Douglas Tam
6492 Sw 22Nd St
Miami, FL 33155-1945

Oremia Ramirez
6470 Sw 21St St
Miami, FL 33155-1941

Victor Hernandez
6590 Sw 21St St
Miami, FL 33155-1817

Jesus Rodriguez
6488 Sw 22Nd St
Miami, FL 33155-1945

Anna-Maria Losada
6481 Sw 22Nd St
Miami, FL 33155-1944

Andrew Fernandez
2031 Sw 66Th Ave
Miami, FL 33155-1821

Mayra Figueroa
6484 Sw 22Nd St
Miami, FL 33155-1945

Bbc Group Inc
14042 Sw 80Th St
Miami, FL 33183-3030

David Uribe
6471 Sw 21St St
Miami, FL 33155-1940

Jose Fuentes
2140 Sw 65Th Ave
Miami, FL 33155-1960

Rodolfo Castro
6450 Sw 20Th Ter (no mail)
Miami, FL 33155-1938

Leticia Rios
6480 Sw 20Th Ter
Miami, FL 33155-1938

Arnilda Suarez
6471 Sw 20Th Ter
Miami, FL 33155-1937

Ana Dominguez
8291 Sw 91St St (no mail)
Miami, FL 33156-7343

Nilda Negret
2020 Sw 65Th Ave
Miami, FL 33155-1959

Emma Ortiz
6541 Sw 21St St
Miami, FL 33155-1816

Ramon Medina
6521 Sw 22Nd St
Miami, FL 33155-1819

Oscar Palomino
6471 Sw 22Nd St
Miami, FL 33155-1944

Roberto Hugues
6440 Sw 21St St
Miami, FL 33155-1941

Cristian Almendarez
6451 Sw 21St St
Miami, FL 33155-1940

Christian Masson
6461 Sw 22Nd St
Miami, FL 33155-1944

Barbara Jimenez
6500 Sw 20Th St
Miami, FL 33155-1814

J Santana Investments Inc
Po Box 565448
Miami, FL 33256-5448

Hugo Sueiro
6480 Sw 21St St
Miami, FL 33155-1941

Valdes Ortelio & Sofia O Trust
2130 Sw 65Th Ave
Miami, FL 33155-1960

Evelio Paez
3511 Sw 23Rd St
Miami, FL 33145-3018

Carlos Prado
6441 Sw 21St St
Miami, FL 33155-1940

Ylexander Baluja
6460 Sw 21St St
Miami, FL 33155-1941

Gustavo Rodriguez
6500 Sw 21St St
Miami, FL 33155-1817

Jennifer Urena
6461 Sw 21St St
Miami, FL 33155-1940

Adrian Lorenzo
1325 Blue Rd
Coral Gables, FL 33146-1156

Yadailys Guzman
6576 Sw 20Th St
Miami, FL 33155-1814

Wrpv Xii West Miami Llc
30 S Wacker Dr #3600
Chicago, IL 60606-7462

Idania Guerra
6470 Sw 20Th Ter
Miami, FL 33155-1938

Mercedes Meza
6481 Sw 20Th Ter
Miami, FL 33155-1937

Damaso Hernandez
6461 Sw 20Th Ter
Miami, FL 33155-1937

Victor Rodriguez
5001 Sw 87Th Ct
Miami, FL 33165-6742

Emelda Santos
6480 Sw 20Th St
Miami, FL 33155-1935

2018 2 lh Borrower
1717 Main St #2000
Dallas, TX 75201-4657

Mike Perez
2030 Sw 65Th Ave
Miami, FL 33155-1959

Juan Massens
6457 Sw 22Nd St
Miami, FL 33155-1944

Guillermo Anuario
6501 Sw 21St St
Miami, FL 33155-1816

Joshua Zamora
6451 Sw 22Nd St
Miami, FL 33155-1944

Gabriel Arsenio Milian
6511 Sw 22Nd St
Miami, FL 33155-1819

Susan Caroline Lopez Abs
6516 Sw 22Nd St
Miami, FL 33155-1820

Maria Lopez
8701 Sw 89Th Ct
Miami, FL 33173-4560

Saybel Guzman
6506 Sw 22Nd St
Miami, FL 33155-1820

Jerez Pedro Trust
6511 Sw 21St St
Miami, FL 33155-1816

6526 Sw 22 Street Llc
4909 Sw 74Th Ct
Miami, FL 33155-4412

Miguel Guevara
6526 Sw 20Th St
Miami, FL 33155-1814

Adrian Carrillo
6536 Sw 22Nd St
Miami, FL 33155-1820

CITY OF WEST MIAMI

901 SW 62nd AVENUE
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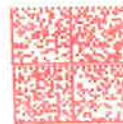
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Miami, FL 33155-1937

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Joshua Zamora
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Miami, FL 33155-1944



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Susan Caroline Lopez Abs
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Miami, FL 33155-1820



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Saybel Guzman
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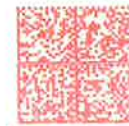
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6526 Sw 22 Street Llc
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Miami, FL 33155-4412



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Miami, FL 33155-1820



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30 S Wacker Dr #3600
Chicago, IL 60606-7482



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901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



Adrian Lorenzo
1325 Blue Rd
Coral Gables, FL 33146-1168



CITY OF WEST MIAMI

901 SW 82nd AVENUE
WEST MIAMI, FLORIDA 33144



Idania Guerra
6470 Sw 20Th Ter
Miami, FL 33155-1938



CITY OF WEST MIAMI

901 SW 82nd AVENUE
WEST MIAMI, FLORIDA 33144



Damaso Hernandez
8461 Sw 20Th Ter
Miami, FL 33155-1937



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Emelda Santos
6480 Sw 20Th St
Miami, FL 33155-1935





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Anna-Maria Losada
6481 Sw 22Nd St
Miami, FL 33155-1944

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Oremia Ramirez
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Miami, FL 33155-1941

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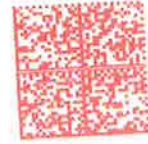


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Evelio Paez
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OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144

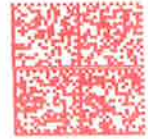


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Cristian Almendarez
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Miami, FL 33155-1940

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Ramon Medina
6521 Sw 22Nd St
Miami, FL 33155-1819

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Ana Dominguez
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Miami, FL 33156-7343

WEST MIAMI, FLORIDA 33144



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Jesus Rodriguez
6488 Sw 22Nd St
Miami, FL 33155-1945

OF WEST MIAMI

901 SW 62nd AVENUE
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US POSTAGE

Mayra Figueroa
6484 Sw 22Nd St
Miami, FL 33155-1945

OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



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US POSTAGE

Jose Fuentes
2140 Sw 65Th Ave
Miami, FL 33155-1960

OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



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Douglas Tam
6492 Sw 22Nd St
Miami, FL 33155-1945

OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



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US POSTAGE

Gustavo Rodriguez
6500 Sw 21St St
Miami, FL 33155-1817

WEST MIAMI, FLORIDA 33144



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Arnilda Suarez
6471 Sw 20Th Ter
Miami, FL 33155-1937

OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



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Emma Ortiz
6541 Sw 21St St
Miami, FL 33155-1816

OF WEST MIAMI

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WEST MIAMI, FLORIDA 33144



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Roberto Hugues
6440 Sw 21St St
Miami, FL 33155-1941

OF WEST MIAMI

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WEST MIAMI, FLORIDA 33144



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Barbara Jimenez
6500 Sw 20Th St
Miami, FL 33155-1814

OF WEST MIAMI

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Valdes Ortelio & Sofia O Trust
2130 Sw 65Th Ave
Miami, FL 33155-1960

CITY OF WEST MIAMI



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Ylexander Baluja
6460 Sw 21St St
Miami, FL 33155-1941



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US

Oscar Palomino
6471 Sw 22Nd St
Miami, FL 33155-1944

OF WEST MIAMI

901 SW 62nd AVENUE
WEST MIAMI, FLORIDA 33144



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Nilda Negret
2020 Sw 65Th Ave
Miami, FL 33155-1959

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Leticia Rios
6480 Sw 20Th Ter
Miami, FL 33155-1938

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David Uribe
6471 Sw 21St St
Miami, FL 33155-1940

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Andrew Fernandez
2031 Sw 66Th Ave
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Jennifer Urena
 6461 Sw 21St St
 Miami, FL 33155-1940

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Miguel Guevara
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Carlos Prado
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Hugo Sueiro
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Christian Masson
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Mike Perez
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Miami, FL 33155-1959

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Gabriel Arsenio Milian
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Maria Lopez
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Damaso Hernandez
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Miami, FL 33155-1937

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Emelda Santos
6480 Sw 20Th St
Miami, FL 33155-1935



CITY OF WEST MIAMI

NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Variance Hearing on Tuesday, August 29th, 2023, at 7:30 P.M. 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:

6500 SW 21 Street
West Miami, FL 33155

GUSTAVO A RODRIGUEZ & W NOLVIA P
6500 SW 21 STREET
MIAMI, FL 33155

Applicant requests a variance to legalize an aluminum terrace addition to the rear of the house. The proposed terrace if allowed would have a rear setback of ten feet (10') to the property line from the terrace. The property is a corner lot and the existing house has a front setback of 33' feet where 25' feet is required by ordinance. The rear setback to the proposed terrace as shown is ten (10') feet from the property line and the required setback is fifteen feet (15') to the rear property line from the existing terrace. The property has 7,280 square feet and the applicant is requesting the variance for the terrace.

(Section 4.17, 4A.4 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. 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.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/03/2023

PROPERTY INFORMATION	
Folio:	15-4012-046-0370
Sub-Division:	TAMIAMI ACRES PLAN 2 SEC SUB
Property Address:	6500 SW 21 ST
Owner:	GUSTAVO A RODRIGUEZ & W NOLVIA P
Mailing Address:	6500 SW 21 ST WEST MIAMI, FL 33155-1817
Primary Zone:	5700 DUPLEXES - GENERAL
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,295 Sq.Ft
Living Area	2,001 Sq.Ft
Adjusted Area	2,025 Sq.Ft
Lot Size	7,280 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$292,500	\$243,750	\$214,500
Building Value	\$207,463	\$200,245	\$142,611
Extra Feature Value	\$2,770	\$2,795	\$2,820
Market Value	\$502,733	\$446,790	\$359,931
Assessed Value	\$215,188	\$208,921	\$202,836

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$287,545	\$237,869	\$157,095
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
TAMIAMI ACRES PLAN 2 SEC SUB
PB 6-180
E1/2 OF LOTS 45 & 46
LOT SIZE 70.000 X 104
OR 21375-2327-2330 05/2003 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$165,188	\$158,921	\$152,836
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$190,188	\$183,921	\$177,836
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$165,188	\$158,921	\$152,836
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$165,188	\$158,921	\$152,836

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2003	\$266,000	21375-2329	Sales which are qualified
04/01/2003	\$0	21375-2327	Sales which are disqualified as a result of examination of the deed
07/01/2001	\$0	19782-1623	Sales which are disqualified as a result of examination of the deed
10/01/1997	\$134,500	17822-0384	Sales which are qualified



CITY OF WEST MIAMI
 BUILDING DEPARTMENT AND
 DEPARTMENT OF PLANNING AND ZONING
 PROCESS NUMBER _____
 ZONING PERMIT NUMBER _____
 BUILDING PERMIT NUMBER _____
 ADDRESS 6500 SW 21 Street

FEES

CITY PERMIT FEE: \$ _____
 GENERAL FUND RECEIPT (10-510-319-103) *Variance: Legalize Terrace*

ZONING REVIEW FEE: \$ 75.00
 GENERAL FUND RECEIPT (10-510-319-141)

SPECIAL USE PERMIT FEE: \$ _____
 GENERAL FUND RECEIPT (10-510-319-126)

BUILDING REVIEW AND PERMIT FEE: \$ _____
 BUILDING DEPT. RECEIPT (10-515-319-103)

CERTIFICATE OF COMPLETION FEE: \$ _____
 BUILDING DEPT. RECEIPT (10-515-319-103)

PERFORMANCE BOND: (202-132) \$ _____
 GENERAL FUND OR BUILDING FUND MATCH THE PERMIT ABOVE

AFFIDAVIT /DECLARATION OF USE: \$ _____
 (COST TO RECORD \$10.00 PER ITEM; MAKE A CASHIER'S CHECK OR MONEY ORDER PAYABLE TO:
"CLERK OF THE COURT")

CONCURRENCY REVIEW FEE: \$ _____
 GENERAL FUND RECEIPT (IMPACT FEES)

CODE ENFORCEMENT FINES: \$ _____
 GENERAL FUND RECEIPT (10-510-319-103)

CALL LOG FOR PLANS PICK-UP:

<u>TIME</u>	<u>DATE</u>	<u>TELEPHONE #</u>	<u>PERSON CONTACTED</u>

*****PLEASE CALL AND SCHEDULE ALL REQUIRED INSPECTIONS. FAILURE TO DO SO WILL RESULT IN AN AUTOMATIC FAILED INSPECTION AND A RE-INSPECTION FEE OF \$71.55 WILL BE CHARGED AFTER EACH OCCURRENCE*****

 CONTRACTOR'S INITIALS

PAID BY THE CITY

CITY OF WEST MIAMI

901 S.W. 62nd Avenue West Miami, FL 33144
(305) 268-1122
General Fund

131187

DATE 9-3-78

RECEIVED FROM GUSTAVO RODRIGUEZ

THE SUM OF 6500.00 DOLLARS \$ 75-

FOR VALEANCE

AMOUNT OF ACCOUNT \$ 75-

AMOUNT PAID.....\$ 75-

BALANCE DUE.....\$ 00-

CASH CHECK M.O. CREDIT CARD BY MS 50/5

Thank You!

SECRET

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 FOURTH TUESDAY OF EACH MONTH AT 7:30 P.M.



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

APPLICATION FOR EXCEPTION OR VARIANCES
OF ZONING ORDINANCE 282

DATE July 17, 2023 TELEPHONE 305-282-5310

NAME OF APPLICANT GUSTAVO RODRIGUEZ

ADDRESS 6500 SW 21ST STREET, WEST MIAMI, FLORIDA 33155

Legal Description of Property Covered by Application _____

TAMIAMI ACRES PLAN 2 SEC SUB PB 6-180 E1/2 OF LOTS 45 & 46 LOT SIZE 70.000 X 104

OR 21375-2327-2330 05/2003 1

Size of Area Covered by Application W 11 ft 6 inches / L 274 ft 8 inches / H 8 feet

Street Boundaries 65TH Avenue & 21st Street

Ownership of Property Obtained Purchased in May 2003

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 _____

Zone Classification Desired _____

How Many Square Feet Does Proposed Building Contain _____

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 _____

Special Property Hardship or Reasons believed justifying a Variance Aluminum terrace structure was built in 1985 without a permit. I purchased the property in 2003, requesting a variance to have the structure legal.

The following enclosures are needed to complete the Application


X Plot Plan or site plan of Proposed Layout (**7 copies**) _____ Building Plans of Structures to be erected (**7 Copies**) _____ Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application.


I GUSTAVO RODRIGUEZ being duly Sworn, Depose and say

That: X 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 3rd day of August 2023

NOTARY PUBLIC



My Commission Expires: _____

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

West Miami Planning and Zoning Board _____

Chairman _____

Date _____

