



**CITY OF WEST MIAMI
Planning and Zoning Board**

August 29th, 2023

7:30 P.M.

**COMMISSION CHAMBER
Meeting Agenda**

MEMBERS:	GUSTAVO CEBALLOS	_____	JUAN J. PENA	_____
	EUGENIO GONZALEZ	_____	PLANNING & ZONING DIRECTOR	
	ALVARO LOURIDO	_____	JOSE A. VILLALOBOS	_____
	NATALIE MILIAN	_____	CITY ATTORNEY	
	DIANA B. RIO	_____	GILBERTO GONZALEZ (ALT)	_____

Old Business:

Approval of Minutes: July 25th, 2023

New Business:

Variance Hearing Agenda Item1

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.