



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

August 29th, 2023

7:30 P.M.

COMMISSION CHAMBER

Meeting Minutes

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

Old Business:

Approval of Minutes: June 27th, 2023

New Business:

Variance Hearing Agenda Item 1

Property Address: 5871 SW 13 Street
West Miami, FL 33144

DAVID MONNAR QUINONES
JAMIE S CHOW
5871 SW 13 Street, West Miami, Florida 33144

Applicant request a Variance to build a swimming pool in the back yard within five (5') feet of the rear property line where ten feet is required by Zoning Ordinance 282 to the inside wall of the pool. This property is a normal shape lot with and the applicants are requesting a normal pool, the lot is 6,400 square feet with a standard rear yard.

(Section 11.3, Zoning Ordinance 282)

Mr. Quinones presented his request for the variance. Planning & Zoning Director stated for the record that a radius of 500 feet surrounding the property were notified. Board member Rios asked if the survey was up to date and how it looked currently. Mr. Quinones confirmed survey submitted is how property looks currently. He also mentioned everything done to the property was properly permitted. Board Member Rios also asked if the steps on the survey were also still there. Mr. Quinones confirmed that they were also existing and that was another option to remove the steps, however could be more costly to demo them and decided to keep them. Board Member Ceballos asked how much space there is between the swimming pool and the fence. Mr. Quinones mentioned that while most properties have a 2.6 easement, their current survey shows more (3-5) beyond that fence so he guesses the difference of the 5 feet would be between the fence and the pool. He mentioned that if he were to replace the fence, he would be able to push the fence back, but it would be a future project. Board Member Rios asked if the chain link fence would be demolished. Mr. Quinones said it would in the future placing it in the correct place per city code. Board Member Rios asked if the 2.6 feet from the property line included the 5-foot setback for the pool. The Planning & Zoning Director along with Mr.

Quinones said yes. Board Member Lourido motioned to approve the variance as presented. Board Member Rios Seconds the motion. Item passes 4-0.

Notes for the record, a discussion regarding height of hedges from 6 feet to 8 feet in the rear yard of residential homes took place to be revisited at a later date.

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.