



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, June 21st, 2022, at 7:30 P.M. Commission Chambers. All determination 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: 5900 SW 13 Terrace
West Miami, FL 33144

Juan Felipe Orozco Adriana Mocchiola
5900 SW 13 Terrace
West Miami, Florida 33144.

Applicant request a Variance to build a swimming pool within the required fifteen (15') feet side setback of the property. The pool if allowed would have a side setback a given point of seven and a half (7.5') feet to the side property line where ten (10') feet is required. This property is a corner lot.
(Zoning Ordinance 282 Sect (4) Sec (11))



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.

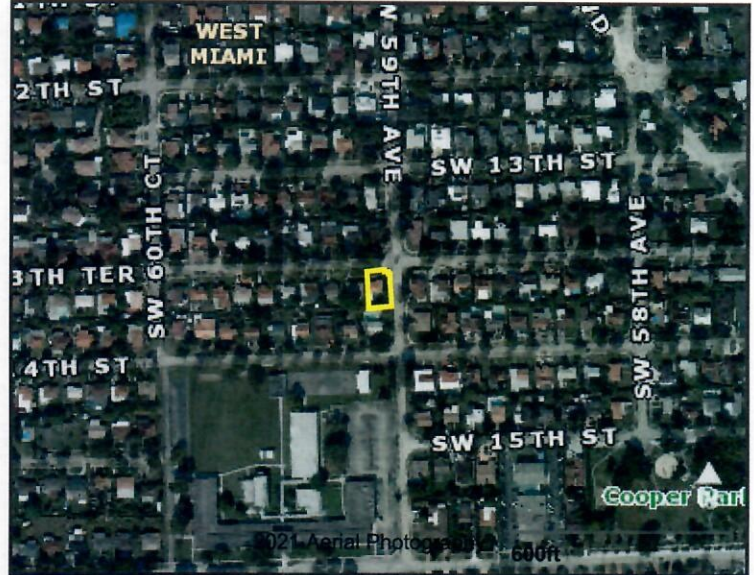


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/9/2022

Property Information	
Folio:	15-4012-019-0100
Property Address:	5900 SW 13 TER West Miami, FL 33144-5740
Owner	JUAN FELIPE OROZCO ADRIANA LORENA MOCCIOLA
Mailing Address	5900 SW 13 TER WEST MIAMI, FL 33144 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,388 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$193,380	\$168,900	\$150,804
Building Value	\$112,705	\$114,316	\$115,925
XF Value	\$1,729	\$1,748	\$1,767
Market Value	\$307,814	\$284,964	\$268,496
Assessed Value	\$288,953	\$284,964	\$268,496

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$18,861		
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,000	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
STOTTERS 1ST REPLAT PART OF SYLVANIA HGTS PB 43-39 LOT 10 BLK 28 A LOT SIZE 60.000 X 100 OR 18921-4982 1299 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$238,953	\$234,964	\$268,496
School Board			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$263,953	\$259,964	\$268,496
City			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$238,953	\$234,964	\$268,496
Regional			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$238,953	\$234,964	\$268,496

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2019	\$400,000	31640-2309	Qual by exam of deed
12/19/2012	\$280,000	28421-4820	Qual by exam of deed
12/01/1999	\$104,000	18921-4982	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:

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 06/06/22 TELEPHONE 786-942-6389 / 786-863-5014
NAME OF APPLICANT JUAN FELIPE OROZCO & ADRIANA MOCCIOLA
ADDRESS 5900 SW 13 TERRACE. WEST MIAMI FL 33144
Legal Description of Property Covered by Application STOTTERS 1ST REPLAT
PART OF SYLVANIA HGTS PB 43-39
LOT 10 BLK 28A LOT SIZE 60.000 X 100. OR 18921-4982 1299.1
Size of Area Covered by Application 15 X 20 (300 SF)
Street Boundaries 59 SW 13 TERRACE
Ownership of Property Obtained JUAN FELIPE OROZCO & ADRIANA MOCCIOLA
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 RESIDENTIAL
Zone Classification Desired RESIDENTIAL
How Many Square Feet Does Proposed Building Contain 300 SF
How Many Feet are Outer Walls from Side Lines of Property 15 FEET

What, if any, Permits have been applied for _____

Special Uses Desired, which are not Permitted by Present Zoning Classification _____

Special Property Hardship or Reasons believed justifying a Variance EXTERIOR SIDE SETBACK IS 15 FT, I WOULD LIKE TO GET 7.5 FT FOR A NEW CONSTRUCTION OF SWIMMING POOL.

The following enclosures are needed to complete the Application

____ 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 JUAN F. OROZCO / ADRIANA MOCCICOLA being duly Sworn, Depose and say
That: 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]
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 6 day of JUNE 2022

NOTARY PUBLIC

My Commission Expires: 03-07-2025



Variance Approved **Denied**

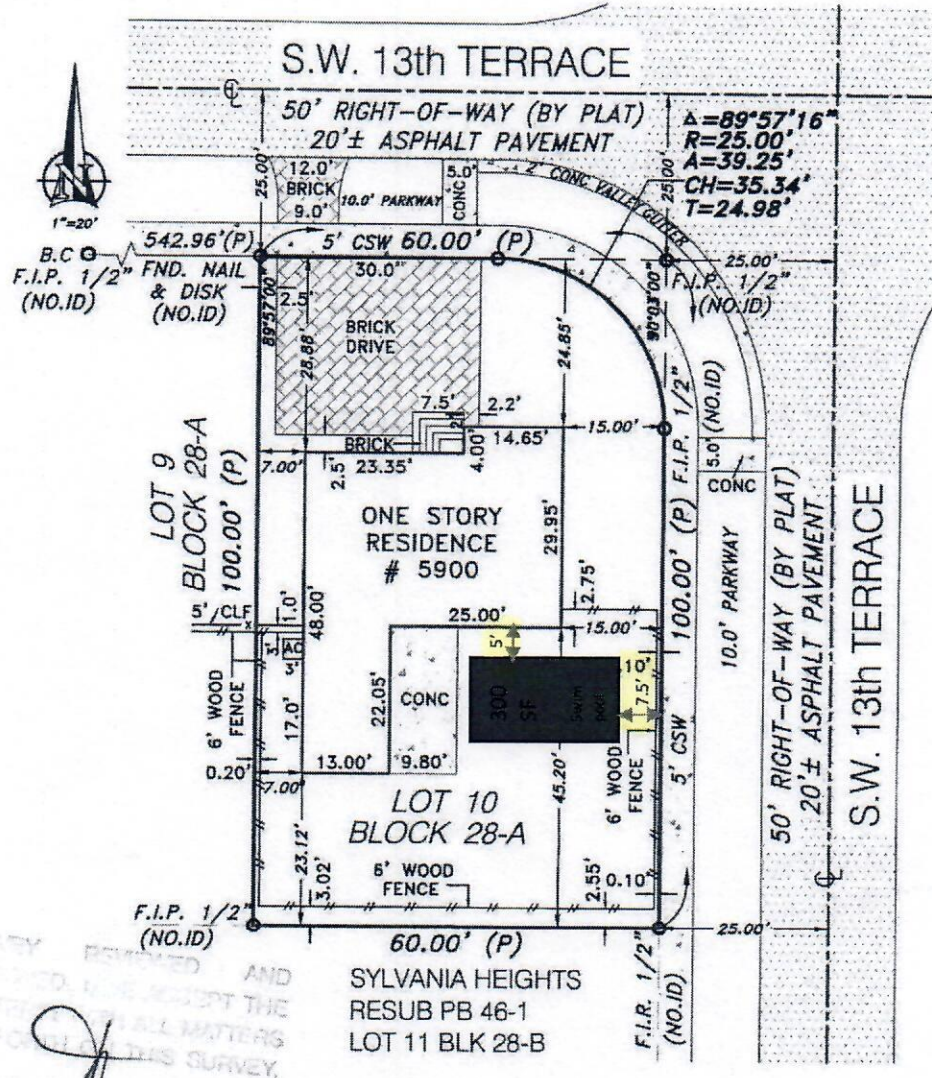
West Miami Planning and Zoning Board

Chairman _____

Date _____



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years
WWW.MELANDSERVICES.COM



B.C.
F.I.P. 1/2"
(NO.ID)

$\Delta = 89^{\circ}57'16''$
 $R = 25.00'$
 $A = 39.25'$
 $CH = 35.34'$
 $T = 24.98'$

RECEIVED AND
CORRECT REPRESENTATION OF A SURVEY REQUESTED UNDER MY DIRECTION. THIS COMPLIES
WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-D-28 THROUGH 61-D-02, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO THE PRELIMINARY STATUTES.

Signature

SYLVANIA HEIGHTS
RESUB PB 46-1
LOT 11 BLK 28-B

Blue Coast Title Inc.
12001 SW 128TH Court # 202
Miami, Florida 33186

Accepted By: _____
Property Address:
5900 S.W. 13 Terrace
West Miami, FLORIDA 33144

Notes: NO NOTES
(305) 994-7589 • (407) 608-5738

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY REQUESTED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-D-28 THROUGH 61-D-02, FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE PRELIMINARY STATUTES.

SIGNED **EFRAIN LOPEZ** FOR THE FIRM
STATE OF FLORIDA P.S.M. No. 6792

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.