



CITY OF WEST MIAMI
Planning and Zoning Board
 SEPTEMBER 22, 2020
 10:00 AM VIA ZOOM
 Meeting Minutes

MEMBERS:	JOE PAZ, CHAIRMAN	<u> X </u>	JUAN J. PENA	<u> X </u>
	GILBERTO GONZALEZ	<u> A </u>	PLANNING & ZONING DIRECTOR	
	EUGENIO GONZALEZ	<u> X </u>	JOSE A. VILLALOBOS	<u> </u>
	ALVARO LOURIDO	<u> A </u>	CITY ATTORNEY	
	DIANA B. RIO	<u> X </u>	STEVEN ROJAS (ALT)	<u> A </u>

Old Business:

Approval of Minutes from 01/28/2020 APPROVED

New Business:

Public Hearing Agenda Item number 1
SUPPD # 2020-003

Property Address: 1501 S.W. 66 Avenue
 West Miami, Fl 33144

MAJO PROPERTIES HOLDINGS LLC, 8500 SW 8 ST # 228 MIAMI, FL 33144

Applicant requests a Special Use Permit for Plan Development for the property at 1501 SW 66 Avenue, West Miami, Florida 33144. The property is zoned for R2 Duplex and the applicant is requesting to redevelop the parcel to allow a new three (3) bedroom (3) three bath house for the two-family one-story duplex structure.

Zoning Ordinance 282 Sec.2B, 4.1

Attorney for the proposed project presented the development of the duplex to the board, the public hearing was opened and the board listened to concerns from the general public. Board member Rio noted that the windows made the elevation look different and asked if the windows could be matched for a cleaner look and the Shiplap on the front façade of the duplex would be painted in the same color as the rest of the duplex. The applicant responded that the duplex and the feature would be painted the same color but the request to change windows after waiting months due to Covid-19 was placing a strain on the project. The board made a motion by D. Rio to recommend approval with the staff conditions and the uniformity of the windows throughout the proposed duplex seconded by E. Gonzalez Motion to Approve 3-0

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 20th 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)

Owner for the proposed project presented the addition of a 2nd Story project of the single-family home to the board, the public hearing was opened and the board listened to concerns from the general public. Board member Rio noted that the windows on the elevation seem to be fixed windows applicant explained that some of the windows are fixed and some are horizontal rollers. Board member Rio also noted the existing bedroom south of the kitchen must be connected internally to the existing kitchen from the interior with the staff recommendation and the option of the owner installing a metal roof instead of cement or barrel tile roof. The board made a motion by D. Rio to recommend approval with the staff conditions and the uniformity of the windows throughout the proposed addition of the second floor. seconded by E. Gonzalez

Motion to Approve 3-0

Variance Hearing Agenda Item 3

Property Address: 6521 SW 20 Street
West Miami, FL 33155

Kelly Siddons Apolinar
6521 SW 20 Street, West Miami, Florida 33155.

Applicant request a Variance to build a swimming pool in the back yard within five (5') feet of the side property line and five (5') from 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 larger than normal pool, the lot is 6,231 square feet with a standard rear yard.

(Section 11.3, Zoning Ordinance 282)

The applicant presented the request for variance for the pool to be setback five (5') feet from the property line the board asked questions as to the separation from the property line and verified the request for a five (5') feet setback of the inside pool wall to the property line. Board member E. Gonzalez and seconded by J. Rio and motion to approve 3-0.

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.



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

OCTOBER 27, 2020
10:00 AM VIA ZOOM
Meeting Minutes

MEMBERS:	JOE PAZ, CHAIRMAN	<u> X </u>	JUAN J. PENA	<u> X </u>
	GILBERTO GONZALEZ	<u> A </u>	PLANNING & ZONING DIRECTOR	
	EUGENIO GONZALEZ	<u> X </u>	JOSE A. VILLALOBOS	<u> X </u>
	ALVARO LOURIDO	<u> A </u>	CITY ATTORNEY	
	DIANA B. RIO	<u> X </u>	STEVEN ROJAS (ALT)	<u> X </u>

Old Business:

Approval of Minutes from 09/22/2020 (not ready)

New Business:

Variance Hearing Agenda Item 3

Property Address: 1500 SW 63 Avenue
West Miami, FL 33144

3 C's Development LLC/Caito Alexander Coloma 1500 S.W. 63 Avenue, West Miami, Florida 33144
Applicant request a Variance to build a two-story single-family house with a total square foot of 4,741 where 4,210 square feet are allowed. The request is for 531 square feet to the total design of the new home. This property is a corner lot with 10,200 square feet and a larger than normal rear yard.

(Section 18.8, Zoning Ordinance 282)

The attorney for the applicant presented the project and the board opened the "Public Hearing" for participation. The resident at 6320 SW 15 Street was concerned about loosing the privacy of the rear yard from the west window of the second floor and the applicant agreed to the installation of an aluminum trellis on the window to block visibility to the rear yard. The resident across for the project provided suggestions about the placement of the garage on the front of the property instead of the east side of the property to the applicant however no change was accepted. The board closed the "Public Hearing" and the board made a motion to recommend approval of the variance with the second-floor trellis over the SW window on the second floor. Motion by D Rio and seconded by E. Gonzalez 3-0 to approve.

Public Hearing Agenda Item number 2

Property address: 1500 S.W. 63 Avenue
West Miami, Fl 33155

3 C's Development LLC/Caito Alexander Coloma 1500 S.W. 63 Avenue, West Miami, Florida 33155
Applicant requests a Special Use Permit for the renovation of the property located at 1500 SW 63 Avenue, West Miami, Florida, providing for a two-story construction of a single-family home Property zoned Residential Single family.

Special Use Permit for Index Number 2020-005

The attorney for the applicant presented the project and the board opened the "Public Hearing" for participation. The resident Teresa Sharp, at 6320 SW 15 Street was concerned about losing the privacy of the rear yard from the west window of the second floor and the applicant agreed to the installation of an aluminum trellis on the window to block visibility to the rear yard. The resident Address Rodriguez 1525 SW 63 Avenue, across for the project provided suggestions about the placement of the garage on the front of the property instead of the east side of the property to the applicant however no change was accepted. The board closed the "Public Hearing" and the board made a motion to recommend approval with the second-floor trellis over the SW window on the second floor, additional hedge to the west and no additional variances. Motion by D Rio and seconded by E. Gonzalez 3-0 to approve.

Public Hearing Agenda Item number 3

Property Address: 6240 S.W. 8th Street
West Miami, Fl 33144

Earnest Tattoo & Supplier Corp, 6240 S.W. 8th Street, West Miami, Florida 33144.

Applicant requests a Special Use Permit for a Commercial Use as a tattoo shop and supplier, to provide tattoo's and supplies for same during regular business hours.

(Section 4.31, Zoning Ordinance 282) Special Use Permit Index Number 2020-006

The applicant's attorney presented the request for owner of using the existing Tattoo location for the new shop, the owner of the existing Tattoo shop Ocho Placas asking to deny the application. The board closed the "public hearing" and accepted the recommendations from staff deleting the requirement of the Parking Lot lights because they are not under the control of the applicant and the condition of customers by appointment only for all customers after COVID-19. The board made a motion to recommend approval with conditions. Motion by D. Rio and seconded by E. Gonzalez, 3-0 motion to approve.

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