



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

AUGUST 24, 2021

Amended 8/24/2021

7:30 P.M.

COMMISSION CHAMBER

Meeting Minutes

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

Old Business:

Approval of Minutes from 07/27/2021 DEFERED

Variance Hearing Agenda Item 1

Anthony Varona
1401 SW 58 Avenue, West Miami, Florida 33144.

Property Address: 1401 SW 58 Avenue
West Miami, FL 33144

Applicant request a Variance to build a swimming pool and pool house cabana in the front zoned setback of the property. The swimming pool if granted would be fifteen (15') feet by twenty-five (25') feet with a front exterior side setback of fifteen (15') feet and a front zoned setback of ten (10') feet. The pool house if granted would be twenty (20') feet by twenty (20') feet with an interior setback of ten (10') feet and a front setback of ten (10') feet. The previous variance granted for the aluminum patio in the back yard shall be rescinded. This property is a normal shape lot and original house was placed further back then setback requirements on both front and side setbacks.

(Sections 4, 11 Zoning Ordinance 282 and Ordinance 99-01)

Continued from 7/27/2021

Applicant Mr. Varona gave a brief description of the area for the pool cabana and the pool in the front setback of the property. Board Chairman Paz thank Mr. Varona for submitting the additional drawings and elevations for the request for variance for the poll and cabana house for the property. Mr. Varona agreed that the previous variance for the Aluminum Canopy roof on the south side of the property would be void if the pool and cabana are approved. Motion by Board member A. Lourido to approve with conditions of the Memorandum of the Director second by and passed 4-0.

New Business:

Public Hearing Agenda Item Number 1
SUP2021-003

Property address: **6050 S.W. 11 Street**
West Miami, Fl 33144

Frank Valero, 6050 S.W. 11 Street, West Miami, Florida 33144

Applicant requests a Special Use Permit for the renovation of the property located at 6050 SW 11 Street, West Miami, Florida, providing for a two-story addition and reconstruction of existing house for a proposed new residence containing 2620 square feet. Property is a single-family home with two bedrooms and one bath, the new addition will provide for three bedrooms and three bathrooms. Property zoned Residential Single family. Special Use Permit for Index Number 2021-003. Zoning Ordinance 282 Sec.2B.1, (Section 4.17, Zoning Ordinance 282) Ordinance 99-01

Mrs. Guerra, architect presented for Frank Valero 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 Paz 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 Paz also noted the memorandum from staff with recommendation. The board made a motion by G. Gonzalez to recommend approval with the staff conditions of the proposed addition of the second floor, seconded by A. Lourido, Motion to Approve 4-0

Variance Hearing Agenda Item 2

**Property Address: 6511 SW 19 Street
West Miami, FL 33155**

Erick Blanco
6511 SW 19 Street
West Miami, Florida 33144.

Applicant request a Variance to build a swimming pool within the required seven and half feet side setback and the rear fifteen feet of the rear setback of the property. The pool if allowed would have a side setback a given point of five (5') feet to the side property line where seven and a half (7.5') is required and seven (7') feet to the rear property line where fifteen (15') is required. This property is an interior lot.

(Zoning Ordinance 282 Sect (4) Sec (11)

Applicants presented the request for variance for the proposed pool for the property and staffs' recommendation was made part of the record and motion was made by G. Gonzalez and second by A. Lourido 4-0

Agenda Item Number 3

Discussion of review of ordinances remanded by the City Commission to the Zoning Board for possible action. *The board was briefed on the ordinances provided to them for review and possible changes, some examples were given by the director as to possible changes. Board member G. Gonzalez asked if this had other implications to other ordinances and the director stated it would have changes in the future. The board made a motion to study the existing materials at home for further review and to discuss at a later meeting 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.