



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

August 23rd, 2022

7:30 P.M.

COMMISSION CHAMBER

Meeting Minutes

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

Old Business:

Approval of Minutes: July 25th, 2022, *Motion by E. Gonzalez and second by D. Rio 4-0 motion passed*

Agenda Item number #1 Continued

Review of the existing Sign Ordinance 2013-08

Board review for possible changes to the existing sign ordinance for commercial areas within the perimeter of the commercial district.

Board discussed the changes to the proposed ordinance section by section and requested staff to provide a red-lined copy of the ordinance and changes.

New Business:

Variance Hearing Agenda Item #2

Property Address: 5739 SW 12 Street
West Miami, FL 33144

Odalys Martinez Cardenas/ Jose Rodriguez
5739 SW 12 Street
West Miami, Florida 33144.

Applicant request a Variance to build a swimming pool within the required ten (10') feet rear and side yard setback of the property. The pool if allowed would have a rear and side yard setback a given point of five (5') feet to the rear and side property line where ten (10') feet is required. Property has a six (6') feet concrete wall fence in the side and rear yards.

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

Board member D. Rio did not agree to the request by Mr. Rodriguez for the variance for the pool citing that since there is no house on the current lot his affirmation that the pool would require a variance once the house was built did not apply. Board member A. Lourido suggested to the applicant to build a smaller house where the pool would not require a variance and the proper setbacks could be observed. Motion was made by D. Rio and second by E. Gonzalez to deny the application for the variance 5-0

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.