

**CITY OF WEST MIAMI
PLANNING AND ZONING BOARD**



AGENDA

WEDNESDAY, JUNE 26TH, 2024

6:30 PM

**COMMISSION CHAMBERS
901 SW 62ND AVENUE
WEST MIAMI, FLORIDA**

MEMBERS:

GUSTAVO CEBALLOS _____
EUGENIO GONZALEZ _____
ALVARO LOURIDO _____
DIANA B. RIO _____
ALEXANDER DIAZ _____
GILBERTO GONZALEZ (ALT) _____

EDWARD SILVA CITY MANAGER _____
DEXTER W. LEHTINEN CITY ATTORNEY _____

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

- April 24th, 2024 Planning and Zoning Board Meeting

4. OLD BUSINESS:

Variance Application for R & H Craft Group, Inc.

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

Applicant is requesting a variance for reducing the exterior side and rear setback for a proposed detached structure (aluminum terrace) measuring 420 square feet. The exterior side setback will be reduced to three feet (3') and the rear setback to 12.42 feet where fifteen feet (15') is required on both setbacks by ordinance. The property is a normal shape corner lot. The lot is 10,229.25 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15).

This item was deferred from April 24, 2024 meeting with instructions to provide photos for next month's meeting and applicant requested to appeal the deferral of the Planning & Zoning Meeting and will be going in front of the City Commission meeting scheduled for June 5th 2024. Attorney representing the owner requested deferral as the owner was out of town and

item was heard on June 12, 2024 before the City Commission with an approval by Resolution # 2024-46.

5. NEW BUSINESS:

A) City of West Miami – Vulnerability Assessment Grant funded project Public Meeting #1 Introduction and Summary of Expectations

B) Variance Application for Sophia Campbell & Freddy Campbell

Property Address: 6227 SW 14 Street

Applicant is requesting a variance for reducing the side setback to three feet, two inches (3'2") for legalizing an existing utility/laundry room attached to the principal building where a minimum of six feet (6') is required by ordinance. This property is a normal shape lot measuring 7132.61 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Section 4.15).

C) Sign Permit Application for New Business Valash Studio-detached sign

Property Address: 5798 SW 8 Street
West Miami, FL 33144

Applicant is requesting a sign permit for a face change of the existing detached sign measuring nineteen (19') feet in height where a maximum of thirty-five feet (35') is allowed by ordinance. The plans submitted show replacement of a sign measuring sixteen square feet where fifty square feet is allowed by ordinance. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-10 (b)).

D) Sign Permit Application for New Business Valash Studio-wall sign

Property Address: 5798 SW 8 Street
West Miami, FL 33144

Applicant is requesting a sign permit for the business to allow the installation of a non-illuminated wall sign on the north elevation of the building. The plans for the building as submitted show placement of a 10 sq. ft. channel logo in addition to business information on the north and west elevation of store fronts windows and doors. The sign usage for the channel letters is 10 square feet of the allowed 102 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-5).

E) Sign Permit Application for New Business Miller 40 Car Care & Tire Center

Property Address: 6698 SW 8 Street
West Miami, FL 33144

Applicant is requesting a sign permit for the business to allow the installation of a non-illuminated wall sign on the west and east elevation of the building. The plans for the building as submitted show placement of a 32 sq. ft. aluminum composite sign. The sign

usage for the channel letters is 32 square feet of the allowed 519 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-5).

F) Sign Permit Application for New Business Miller 40 Car Care & Tire Center

Property Address: 6698 SW 8 Street
West Miami, FL 33144

Applicant is requesting a sign permit for the business to allow the installation of a non-illuminated wall sign on the west elevation of the building. The plans for the building as submitted show placement of a 24 sq. ft. aluminum composite sign. The sign usage for the channel letters is 24 square feet of the allowed 519 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-5).

G) Sign Permit Application for New Business NWG Mini Mart

Property Address: 1665 SW 67 Avenue
West Miami, FL 33155

Applicant is requesting a sign permit for the business to allow the installation of a non-illuminated wall sign on the west elevation of the building. The plans for the building as submitted show placement of a 32 sq. ft. flat sign in addition to business information on the west elevation of store fronts windows and door. The sign usage for the flat sign is 32 square feet of the allowed 75.60 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-8).

H) Variance Application for R & H Craft Group, Inc.

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

Applicant is requesting a variance to allow an aluminum fence with columns to be at a height of six feet (6') on the front and side property line of a corner lot where a max height of five feet (5') is allowed by ordinance. Zoning Ordinance 282 (Amended by Ordinance 2022-02, Section D #6 b-c).

In addition, the triangle of visibility for a residential corner lot shall be twenty feet from the intersection line of both front and side street property lines where intersected, shall be the limits of the triangle of visibility. Applicant is also requesting one column of the fence to fall within the visibility triangle. This property is a normal shape corner lot measuring 10,229.25 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 2022-02, Section D #3 a).

6. GOOD OF THE ORDER:

7. ADJOURNMENT:

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.