

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



**AGENDA  
WEDNESDAY, NOVEMBER 29<sup>TH</sup>, 2023  
6:30 PM  
COMMISSION CHAMBERS  
901 SW 62<sup>ND</sup> AVENUE  
WEST MIAMI, FLORIDA**

**MEMBERS:**

GUSTAVO CEBALLOS \_\_\_\_\_  
EUGENIO GONZALEZ \_\_\_\_\_  
ALVARO LOURIDO \_\_\_\_\_  
NATALIE MILIAN \_\_\_\_\_  
DIANA B. RIO \_\_\_\_\_  
GILBERTO GONZALEZ (ALT) \_\_\_\_\_

EDWARD SILVA CITY MANAGER \_\_\_\_\_  
JOSE A. VILLALOBOS CITY ATTORNEY \_\_\_\_\_

**1. PLEDGE OF ALLEGIANCE:**

**2. ROLL CALL:**

**3. APPROVAL OF MINUTES:**

- October 25<sup>th</sup>, 2023 Planning and Zoning Board Meeting

**4. OLD BUSINESS:**

**A) Continued from October 25, 2023 Planning & Zoning Board Meeting**

**Public Hearing:**

Property address: 6468-6470 SW 8<sup>th</sup> Street  
West Miami, FL 33144

**Special Use Permit Index Number 2023-02**

Franks Fresh Fruit Mini Market / Carlos Abreu /Abreu Inc. 6480 SW 8 Street, West Miami, Florida 33144.

Applicant requests a Special Use Permit for the property at 6468-6470 SW 8 Street, West Miami, Florida 33144. The property is zoned for "C" Commercial and the applicant is requesting to allow for a grocery store with heating food service and take-out, and alcoholic beverages to be offered only with food.

Zoning Ordinance 282 Sec.2A.1

**5. NEW BUSINESS:**

**A) Variance Application for Adolfo Ospina**

Property Address: 5760 SW 9 Street  
West Miami, FL 33144

Applicant requests a variance to allow an oversized camping trailer to be parked in the front setback of their property at 5760 SW 9 Street. The camping trailer measures twenty-seven feet, eleven inches (27'11") in length, and eight feet (8') wide with a height of ten feet, ten inches (10'10") where maximum size of twenty-three feet (23') is what is allowed by ordinance. The proposed variance if allowed, will have camping trailer parked in front of the home on existing driveway, whereas storing the camping trailer in the side yard setback area of an interior lot or rear yard setback area not nearer than (3') feet from the rear property line is what is allowed. (Section 4A.1 (a) and (b); Section 4A.2 (c) Zoning Ordinance 282).

**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. 62<sup>nd</sup> 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.