



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

APRIL 27, 2021 7:30 P.M.

HYBRID MEETING

COMMISSION CHAMBER AND 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>A</u>	JOSE A. VILLALOBOS	<u>X</u>
	ALVARO LOURIDO	<u>X</u>	CITY ATTORNEY	
	DIANA B. RIO	<u>X</u>	STEVEN ROJAS (ALT)	___

Old Business:

Approval of Minutes from 03/23/2021 Motion by A. Lourido and second by J. Paz 3-0

Agenda Item 1

Continued discussion of existing fence ordinance 2003-01 the locations, heights and different materials available for placement on properties. Discuss the different types of decorative, Plastic and Pre-Constructed fences for the front setback areas and rear yard areas. Discuss different samples of fences with Notice of Acceptance from Miami Dade County.

Ordinance 2003-01

Members of the board discussed the various types of different materials with product approvals that are available today as an alternative to wood and chain link fences and decided to allow the different materials provided in the rear and exterior rear side of properties and to remain with Decorative Aluminum, Concrete Block wall and iron picket fences in the front setbacks and side exterior setbacks of properties. Motion was made to recommend to the City Commission to amend the Fence ordinance to allow the new materials. Motion by G. Gonzalez and second by A. Lourido 5-0

New Business:

Public Hearing Agenda Item number 1

SUP # 2021-002

6400 Properties LLC. Ivan A Herrera/Luis Castro

6400 SW 8 Street

West Miami, FL 33134

Property Address: 6400 SW 8 Street

West Miami, FL. 33144

Applicant request a "Special Use Permit" for the property at 6400 SW 8 Street, West Miami, Florida 33144. The property at 6400 SW 8 Street totals 149.11 feet wide by 266.3 feet long and the existing building has 7,000 square feet of space. The applicant is requesting A Special Use Permit to operate a medical offices with dental office center. The applicant will renovate the existing building with the existing floorplan layout for the medical offices and dental offices on premise. The total acreage for the "C" parcel is 0.4445 acres and the total acreage of the "R5" Off-street Parking for Commercial parcel is 0.6255 for a combine total of 1.0701 acres. Zoning Ordinance 282 Sec.2A, 4.31

Applicants' attorney presented the request for Special Use Permit for Medical Offices and ambulatory care to the board. The applicants Chief Medical Doctor explained the use of the facility and the types of patients that would be treated, no substance abuse or addiction patients would be treated at this facility. The facility is for primary care only and would have regular hours of operation. All after hours calls would be redirected to other facility which provides 24-hour service. Member Lourido asked about the security and the ability to have enough regular patients to maintain such a facility with such a small staff as proposed. The doctor assured that

the facility would have security and that the staff would grow as the business grew. Board Member Lourido made a motion to recommend denial to the City Commission and second by D. Rio, motion passed 2-1

Variance Hearing Agenda Item 2

Property Address: 1450 SW 58 Avenue
West Miami, FL 33144

Gabriela De La Cruz
1450 SW 58 Avenue, West Miami, Florida 33144.

Applicant request a variance to build an addition to the house in the front zoned setback of the property to add a bathroom and closet to the existing house. The house faces SW 58 Avenue and the Side setback is the front of the house on the property. The applicant is encumbering ten (10') feet of the twenty-five (25') feet front setback of the property with the addition.

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

Applicant presented the request for variance for the additions, board member D. Rio asked if the additions couldn't be added to the north side of the house and requested additional information on the layout of the house and the proposed elevations. Applicant agreed to provide additional information to the board and the hearing was continued to the following meeting.

Agenda Item number #3

Property Address: 1021 S.W. 67 Avenue
West Miami, FL 33144

Romy's World PPEC. /1021 Holdings LLC.

Applicant requests a sign permit for the business to allow an internally illuminated channel letter sign. The plans for the building as submitted show the installation of an internally illuminated box sign to the north side exterior and the south side exterior of this property. The sign usage is 36 square feet of the allowed 112 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282.

Applicant presented the request for signs for the property staffs' memo was made part of the record Motion by D. Rio and second by A. Lourido 3-0 passed.

Agenda Item number #4

Property Address: 6216 S.W. 8 Street
West Miami, FL 33144

Kelly's Grooming LLC/Jenesco Partners Corp.

Applicant requests a sign permit for the business at 6216 SW 8 Street, West Miami, Florida 33144.

The plans as submitted show the installation of Architectural letters to the front elevation of the building at this address. The sign usage is 10.8 square feet of the 30% of the front elevation of the property.

Zoning in section 22.0 of Zoning Ordinance 282.

Applicant presented the request for signs for the property staffs' memo was made part of the record Motion by D. Rio and second by A. Lourido 3-0 passed.

Agenda Item number #5

Property Address: 1075 S.W. 67 Avenue
West Miami, FL 33144

Aventura Fishing Corp /1075 Holdings

Applicant requests a sign permit for the business at 1075 SW 67 Avenue, West Miami, Florida 33144.

The plans as submitted show the painting of a wall mural 18' feet high by 70' feet installation long on the exterior wall of the property at this address. The sign usage is 1,260 square feet of the south property wall elevation of the property.

Zoning in section 22.0 of Zoning Ordinance 282.

Applicant presented the request for signs for the property staffs' memo was made part of the record Motion by D. Rio and second by A. Lourido to deny, 3-0 passed.

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.