



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

JULY 27, 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> X </u>	JOSE A. VILLALOBOS	<u> X </u>
	ALVARO LOURIDO	<u> A </u>	CITY ATTORNEY	
	DIANA B. RIO	<u> X </u>	GILBERTO GONZALEZ (ALT)	<u> E </u>

Old Business:

Approval of Minutes from 04/27/2021 TABLED TO MEETING OF 8-24-2021, 7/06/2021 MOTION 3-1 TO ACCEPT

New Business:

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 The previous variance granted for the aluminum patio in the back yard shall be rescinded.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)

Applicant Mrs. Varona gave a brief description of the area for the pool cabana and the pool in the front setback of the property. Board member Rio requested better plans and elevation and pictures of the area in the application to have a better feel of the request in the variance. Motion by Board member Rio to continue to the August meeting with requested documents and the board agreed.

Agenda Item # 2

Property address: 5850 S.W. 8th Street
West Miami, FL 33144

Wilian Diaz Jewelry, 5850 S.W. 8th Street, West Miami, Florida 33144

Applicant requests a permit for the installation of internally illuminated channel letters and logo front or north elevation of the property located at 5850 S.W. 8th Street, West Miami, Florida, property zoned Commercial.

(Section 22.0, Zoning Ordinance 282). Applicant requests a sign permit for the installation of internally illuminated channel lettering sign on the West elevation of the building.

(Section 22.0, Zoning Ordinance 282)

Applicant was not present board heard the item and made a motion to approved by D. Rio and second by E. Gonzalez to approve with conditions: for race way box to be removed and mounted under the parapet and for all window film signs to be removed, motion was approved 4-0.

Agenda Item # 3

Property address: 5840 S.W. 8th Street
West Miami, FL 33144

Opera Corp, 5840 S.W. 8th Street, West Miami, Florida 33144

Applicant requests a permit for the removal of the existing box sign on the existing pole and the installation of a LED Digital sign board on the front of the property located at 5840 S.W. 8th Street, West Miami, Florida, property zoned Commercial.

(Section 22.0, Zoning Ordinance 282)

Board was advised the item did not meet the distance requirements by ordinance and the department was removing the item from the agenda. Board motion to agree.

Agenda Item # 4

Property address: 1248 S.W. 57th Avenue
West Miami, FL 33144

Pure Allure Med Spa, 1248 S.W. 57th Avenue, West Miami, Florida 33144

Applicant requests a permit for the installation of internally illuminated channel letters and logo front or east elevation of the property located at 1248 S.W. 57th Avenue, West Miami, Florida, property zoned Commercial.

Section 22.0, Zoning Ordinance 282.

Contractor for the applicant was present and presented the item, board member Rio complimented the contractor on the sign and asked questions on the mounting of the sign. Board member Rio made a motion to approve, second by J. Paz and approved 4-0.

Agenda Item # 5

Review of Walls, Fences and Hedges on private property.

Item regarding the amendment of hedges on private property ordinance 282 Section 7.22 which reads four (4') feet in the front setback and six (6') feet in the rear of property. The revision is to propose five (5') feet in the front setback area of the property and eight (8') feet in the sides and rear setback areas of the property.

Section 7.22, Zoning Ordinance 282, Ord. 89-13.

The board was informed of the proposed request from the City Commission to allow the hedges when being used as a fence to growth to a height of five (5') feet in the front and exterior zoned setbacks of the properties for corner lots and five (5') feet for interior lots in the front setback area of the property. Also, to allow the hedges when used as a fence to grow to a height of eight (8') feet in the rear setback areas of interior lots and corner lots. Board member Milian was concerned about the height in the front setback at five feet in height where there are driveways, the board member was advised that there is another section of this ordinance that addresses "visibility of sight triangle" reducing the size of any fence type to allow for more visibility at driveways.

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.