



CITY OF WEST MIAMI
Planning and Zoning Board

May 24, 2022

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> X </u>	CITY ATTORNEY	
	DIANA B. RIO	<u> X </u>	GILBERTO GONZALEZ (ALT)	<u> X </u>

Old Business:

Approval of Minutes from 4/26/2022, Motion for approval by N. Milian and second by D. Rio, motion passed 4-0

New Business:

Agenda Item number #1

Lilo Property Services LLC.

Property Address: 1681 S.W. 67 Avenue
West Miami, FL 33155

Applicant requests a sign permit for the business to change the color on the Architectural Letters sign from silver to red. In addition, applicant is requesting a sign permit for a logo for the exterior elevation of the property. The plans for the building as submitted show the installation of round logo sign facing west on the wall of this property. The sign usage is 49 square feet of the 208 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282. *Board heard the request for the color change of the previously approved sign for the business and the addition of the logo sign on the perimeter wall. Motion by G. Gonzalez and J. Paz for approval passed 4-0*

Agenda Item number #2

I AM MODA LLC.

Property Address: 6348 S.W. 8 Street
West Miami, FL 33144

Applicant requests a sign permit for the business to allow an architectural letters sign. The plans for the building as submitted show the installation of architectural letters sign to the exterior elevation of this property. The sign usage is 7.50 square feet of the allowed 58 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282. *Board heard the request for the installation of the sign as described in the application for the business on the front elevation of the building. Motion by G. Gonzalez and J. Paz for approval passed 4-0*

Agenda Item number #3

MVP Pawn Shop

Property Address: 1240 S.W. 57 Avenue
West Miami, FL 33144

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Continued:

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 letters sign on a raceway to the west elevation of this property. The sign usage is 19.86 square feet of the allowed 67.5 square feet for signs.

Zoning section 22.0 of Zoning Ordinance 282.

Board heard the request for the installation of the sign as described in the application for the business on the front elevation of the building. Board member D. Rio stipulated, when possible, to eliminate the raceway from the front of the building and install sign directly to the front elevation also to install disconnect switch behind the parapet wall. Motion by D. Rio second by G. Gonzalez for approval passed 4-0

Agenda Item number #3

Concepts Led y Decoracion

Property Address:

1244 S.W. 57 Avenue

West Miami, FL 33144

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 letters sign on a raceway to the west elevation of this property. The sign usage is 21.15 square feet of the allowed 76.8 square feet for signs.

Zoning section 22.0 of Zoning Ordinance 282.

Board heard the request for the installation of the sign as described in the application for the business on the front elevation of the building. Board member D. Rio stipulated, when possible, to eliminate the raceway from the front of the building and install sign directly to the front elevation also to install disconnect switch behind the parapet wall and no box sign allowed only individual letters. Motion by D. Rio second by N. Milian for approval passed 4-0

Agenda Item number #4

Village Idiot

Vape and Smoke Shop

Property Address:

1248 S.W. 57 Avenue

West Miami, FL 33144

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 letters sign on a raceway to the west elevation of this property. The sign usage is 14.16 square feet of the allowed 89.1 square feet for signs. In addition, the applicant is requesting an internally illuminated box sign for the front elevation. The sign usage is 6.375 of the 74.94 sign area allowed for this elevation if the first sign is approved.

Zoning section 22.0 of Zoning Ordinance 282.

Board heard the request for the installation of the sign as described in the application for the business on the front elevation of the building. Board member D. Rio stipulated, when possible, to eliminate the raceway from the front of the building and install sign directly to the front elevation also to install disconnect switch behind the parapet wall and no box sign allowed only individual letters. Motion by D. Rio second by N. Milian for approval passed 4-0

Agenda Item number #5

Rose All Day

Nail Studio

Property Address:

1252 S.W. 57 Avenue

West Miami, FL 33144

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Continued:

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 letters sign on a raceway to the west elevation of this property. The sign usage is 14.16 square feet of the allowed 86.4 square feet for signs. In addition, the applicant is requesting an internally illuminated box sign for the front elevation. The sign usage is 6.375 of the 72.24 sign area allowed for this elevation if the first sign is approved.

Zoning section 22.0 of Zoning Ordinance 282.

Board heard the request for the installation of the sign as described in the application for the business on the front elevation of the building. Board member D. Rio stipulated, when possible, to eliminate the raceway from the front of the building and install sign directly to the front elevation also to install disconnect switch behind the parapet wall and no box sign allowed only individual letters. Motion by D. Rio second by N. Milian for approval passed 4-0

Agenda Item number #6

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 decided to review the ordinance and bring back the changes for the ordinance at the next meeting.

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.