

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



AGENDA

WEDNESDAY, MAY 29TH, 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 _____
JOSE A. VILLALOBOS 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 last 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.

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).

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.

**CITY OF WEST MIAMI
PLANNING AND ZONING MEETING MINUTES**



**WEDNESDAY, APRIL 24TH, 2024
6:30 PM
COMMISSION CHAMBERS
901 SW 62ND AVENUE
WEST MIAMI, FLORIDA**

1. **PLEDGE OF ALLEGIANCE:** Board Member G. Ceballos led the Pledge of Allegiance.
2. **ROLL CALL:** The Planning & Zoning Board for the City of West Miami met in regular session on Wednesday, April 24, 2024 beginning at 6:33 PM in the City of West Miami Commission Chambers, 901 SW 62nd AVE, West Miami, FL 33144.
Present at the Commission Chambers were: Board Member Gustavo Ceballos, Board Member Diana Rio, Board Member Eugenio Gonzalez and Board Member Alexander Diaz. Board Member Alvaro Lourido was excused.

Also, in attendance were: City Attorney Jose A. Villalobos, Interim Planning & Zoning Director Mercedes Soler and City Manager Edward Silva.

3. **PRESENTATION OF MINUTES FOR APPROVAL FOR:**
 - **March 27th, 2024 Planning and Zoning Board Meeting.**
Board Member D. Rio motioned for approval of the minutes as presented, seconded by Board Member E. Gonzalez. All voted in favor by a 4-0 voice vote.

4. **OLD BUSINESS:** None.

5. **NEW BUSINESS:**

A) Variance Application for Arnaldo Simon

Property Address: 6491 SW 13 Street
West Miami, FL 33144

Applicant is requesting a variance for a proposed detached accessory building measuring 415 square feet with a rear setback of five feet (5') where fifteen feet (15') is required by ordinance. The property is a normal shape corner lot. The lot is 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Section 4.15).

Property owner and architect were present. Board Member D. Rio motioned to deny the variance as requested for the rear setback because no hardship was demonstrated. Board Member E. Gonzalez seconded the motion and this item was passed in favor of denial by a 3-1 voiced vote.

B) Variance Application for Arnaldo Simon

Property Address: 6491 SW 13 Street
West Miami, FL 33144

Applicant is requesting a variance to add plumbing and electrical fixtures for a bathroom and bar to a proposed detached accessory building measuring 415 square feet. A detached structure may contain electrical or plumbing facilities, except there shall be no electrical or plumbing facilities or fixtures for bathroom or kitchen use per ordinance. The property is a normal shape corner lot. The lot is 8,400.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Section 4.15 & 4.12 (b)).

Property owner and architect were present. Board Member A. Diaz motioned to approve the variance as requested. D. Rio seconded the motion. Item passed 4-0 voiced vote.

C) Variance Application for Luis Alfonso Perez LE & Ariana Carmina Magnani LE

Property Address: 5731 SW 11 Street
West Miami, FL 33144

Applicant is requesting a variance for reducing the rear setback for a proposed detached structure (pergola) measuring 144 square feet. The rear setback will be reduced to ten feet (10') where fifteen feet (15') is required by ordinance. The property is a normal shape lot. The lot is 6,615.00 square feet with a standard yard. Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b)).

Property owners were present. Board Member D. Rio motioned to approve the requested variance because the prefabricated gazebo would conform with existing conditions of the site and complies with the interior side setback, it is an open structure and aesthetically pleasing to have in line with the pool as proposed. Board Member E. Gonzalez seconded the motion. Item passed 4-0 voiced vote.

D) 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).

Applicant was represented by legal counsel. Board Member D. Rio motioned to defer the application to the next meeting so the applicant can provide photos and information of existing site conditions. E. Gonzalez seconded the motion. Item was deferred by a 4-0 voiced vote.

6. **GOOD OF THE ORDER:** *City Manager E. Silva welcomed new board member A. Diaz.*
7. **ADJOURNMENT:** There being no further business before the Planning and Zoning Board, the meeting was declared adjourned at 7:23 PM.

NOTE:

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CITY OF WEST MIAMI – VULNERABILITY ASSESSMENT

Planning & Zoning Meeting
May 29, 2024

AGENDA

- ▶ Vulnerability Assessment
- ▶ Hazards
- ▶ Focus Areas
- ▶ Public Poll
- ▶ Project Expectations



VULNERABILITY ASSESSMENT



Data Collection

- Flooding- Causes and Scenarios
 - Critical Asset Inventory
- Community Input



Flood Exposure Analysis

- Extent of Flooding
 - Intersection with Assets

(SLR, tidal flooding, storm surge, 100- and 500-Year Flood Events)



Critical Asset Sensitivity Analysis

Impacts for each scenario



Risk Matrix

Rank assets based on likelihood of scenario and impacts



HAZARDS

SEA LEVEL RISE



Contributes to groundwater table rise and inland drainage impacts

STORM SURGE



Direct risk from Category 4 and Category 5 hurricanes

RAINFALL



13 inches of rain during event that occurs every 25 years, increased future risk

FOCUS AREAS



Assets and Functions

Critical Infrastructure, Subsurface Infrastructure, Utilities, Transportation

Emergency Facilities, Schools and Community Resources

Natural, Cultural, and Historical Resources

Social and Economic Vulnerabilities



PLEASE FILL OUT THE RESIDENT SURVEY



Goals:

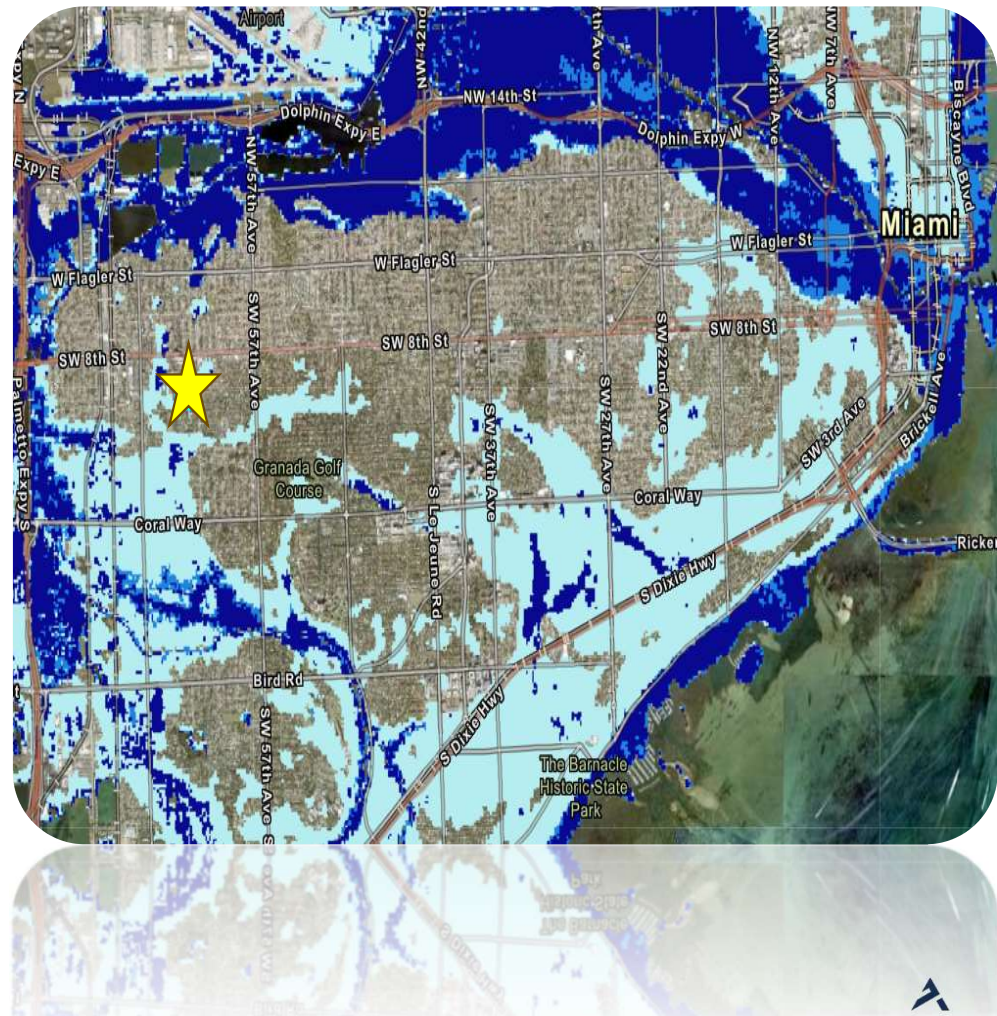
- ✓ Understand local experiences with severe weather.
- ✓ Prioritizing vulnerabilities to address.
- ✓ Identify resident preferences.
- ✓ Next meeting: September 25th
 - ✓ Planning & Zoning, 6:30 pm

Scan the
QR code or
[click here!](#)



PROJECT EXPECTATIONS

1. Context maps of existing and future vulnerabilities as resource for staff and community
2. Understanding of potential community impacts when flooding occurs
3. Ranked list of assets at risk and understanding of sensitivity to aid in design
4. List of priority capital projects for planning
5. Completed Resilient Florida grant project in December
6. Justification for grant funding applications



QUESTIONS

JENNY POLYNICE-HALL, MBA

Grants Manager

dhall@cityofwestmiami.org

SAMANTHA DANCHUK, PhD, PE

Climate and Coastal Resilience Lead

samantha.danchuk@aptim.com





Expect the Extraordinary.



To: Planning & Zoning Chairman & Board Members

Date: May 29, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for
Freddy E. Capmbell Jr &
Sophia E. Campbell
6227 SW 14 Street

Applicant is requesting a variance for reducing the 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).

This existing utility/laundry room is not per the code of the city ordinance since it encroaches into the side setback of the property however, the staff recommends approval of this variance request since it is an existing structure already attached to the principal building of the property.



CITY OF WEST MIAMI

NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Wednesday, May 29th, 2024 at 6:30 P.M. at the City of West Miami Commission Chambers. All decisions made by the Planning and Zoning Board will be a final decision with a right to appeal to the City Commission. To express the views of interested persons on the agenda listed below please join us in the Commission Chamber at 901 SW 62 Avenue, West Miami, Florida 33144, Second Floor.

Variance Hearing Agenda Item

Property address: 6227 SW 14 Street
West Miami, FL 33144

FREDDY ELTON CAMPBELL JR
SOPHIA ESPINOSA CAMPBELL
6227 SW 14 ST
WEST MIAMI, FL 33144

Applicant is requesting a variance for reducing the side setback to three feet, two inches (3') for legalizing an existing utility/laundry room attached to the principal building where a minimum of 6 feet is required by Zoning Ordinance 282 (Amended by Ordinance 99-01, Section 4.15). This property is a normal shape lot measuring 7132.64 square feet with a standard yard.

The property is zoned for "R-1" Single Family Residential
Zoning Ordinance 282 (Amended by Ordinance 99-01, Sec. 4.15 & 4.12 (b))



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NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE LAST WEDNESDAY OF EACH MONTH AT 6:30 P.M.



CITY OF WEST MIAMI
901 SW 62 AVE
WEST MIAM, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES
OF ZONING ORDINANCE 282

DATE 2/8/2024 TELEPHONE 786-925-7397

NAME OF APPLICANT Sophia Campbell & Freddy Campbell

ADDRESS 6227 SW 14th Street, West Miami, FL 33144

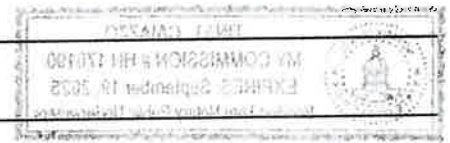
Legal Description of Property Covered by Application Folio:15-4012-021-2840
ALAMEDA PB 44-45 LOT 16 BLK 18 LOT SIZE 63.390 X 112 OR 19870-0389 08/2001 1
COC 25594-0001 04 2007 1

0100 SINGLE FAMILY - GENERAL 0101
RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Size of Area Covered by Application interior 3.5 x 14.5 = 51 sqft.

Street Boundaries 62 Avenue & 14th Street

Ownership of Property Obtained Owners



When Was Leased Signed _____ 20____ Terms from _____

When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property

Zone Classification at Present SFR

Zone Classification Desired SFR

How Many Square Feet Does Proposed Building Contain 6400 SqFt

How Many Feet are Outer Walls from Side Lines of Property 4ft.

What, if any, Permits have been applied for None

Special Uses Desired, which are not Permitted by Present Zoning Classification Utility / Storage area

Special Property Hardship or Reasons believed justifying a Variance Homes are small and limited to space, Variance will provide more sqft and Higher home value and storage.

The following enclosures are needed to complete the Application

Plot Plan or site plan of Proposed Layout (7 copies) Building Plans of Structures to be erected (7 Copies) Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application.

I Sophia Campbell being duly Sworn, Depose and say
That: I am Owner of the Property

I Lease the Property

I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.



[Handwritten Signature]

Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 4 day of 18 20 21

Tina L. Caiazzo
NOTARY PUBLIC

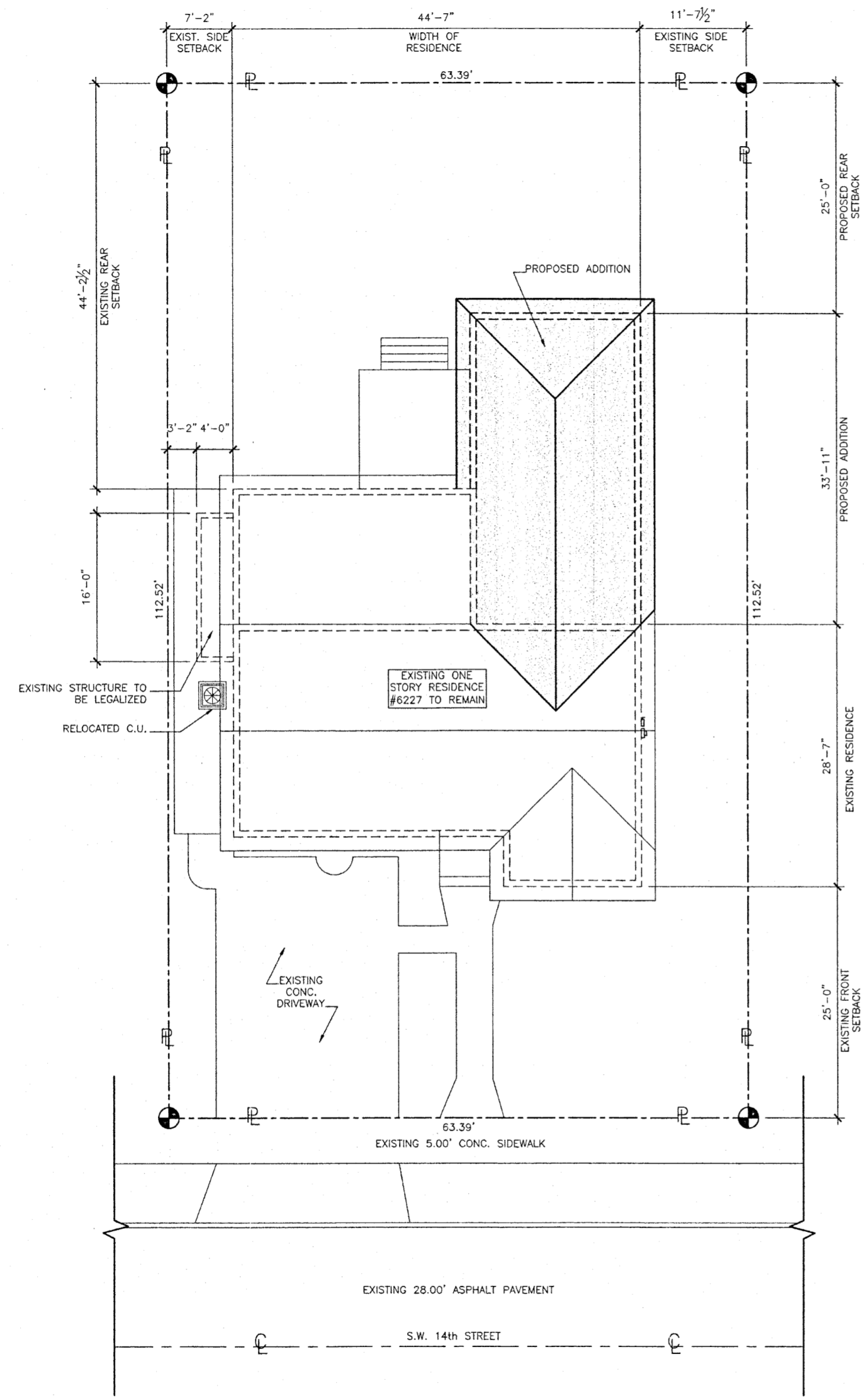
My Commission Expires: 9-19-25

Variance Approved **Denied**

West Miami Planning and Zoning Board

Chairman _____

Date _____



SITE PLAN
A-0 SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

LOT 16, BLOCK 18, ALAMEDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING INFORMATION

ZONING CATEGORY: RU-1 SINGLE FAMILY
 PRIMARY LAND USE: RESIDENTIAL
 NET LOT AREA: 7,132 S.F.
 ALLOWED LOT COVERAGE: 35% MAX.
 EXISTING HOME LOT COVERAGE: 1,500 S.F. OR 28%
 PROPOSED ADDED LOT COVERAGE: 623 S.F. OR .08%
 TOTAL PROPOSED LOT COVERAGE: 2,123 S.F. OR 29%

BUILDING SETBACKS:	ALLOWED	EXISTING	PROPOSED
PRINCIPAL FRONT:	25'-0"	25'-0"	
INTERIOR SIDE:	7'-2"	7'-2"	3'-2"
INTERIOR SIDE:	11'-7"	11'-7"	
REAR:	25'-0"	44'-3"	25'-0"

DRAWING INDEX

A-0 SITE PLAN & NOTES

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH THE 2020 F.B.C. AND ALL APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2 U.O.N.
- BIDDER MUST REVIEW ALL PLANS PRIOR TO BIDDING WORK. ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS HE MUST REQUEST THIS INFORMATION IN WRITING. ARCHITECT SHALL RESPOND TO ANY INQUIRIES IN LETTER FORM.
- QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND HAVE ALL NECESSARY INSURANCES.
- CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH THE 2020 F.B.C. OSHA AND LOCAL CODES.
- EXISTING CONDITIONS: CONTRACTOR, BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PROFESSIONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COST PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE NATURE AND SCOPE OF THE WORK. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK INVOLVED. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, IN WRITING, IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL.
- OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED AND SHALL BE INCLUDED AS PART OF THE BID SUBMISSION.
- PERMITS: CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING AND SECURING ALL NECESSARY BUILDING PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE DRAWINGS.
- PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT AREAS OF THE EXISTING BUILDING AND AREAS DIRECTLY ADJACENT TO THE AREAS UNDER RENOVATION, FROM DAMAGE DURING ALL PHASES OF DEMOLITION AND RENOVATION, AND BE LIABLE FOR SAME.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, AND ARCHITECT FOR ANY PERSONAL INJURY OR DAMAGE TO THE JOB OR TO ADJACENT PROPERTIES.

VMS
ARCHITECTURE & DEVELOPMENT, LLC

VMS ARCHITECTURE & DEVELOPMENT, LLC
 10375 SOUTHWEST 68th LANE
 MIAMI, FLORIDA 33173
 FL REGISTRATION NO. AA26003424

OWNER:
Freddy Campbell

PROJECT:
ADDITION TO EXISTING RESIDENCE

**6227 SW 14th ST.
MIAMI, FLORIDA 33144**

DATES:

PERMIT APPLICATION	05.15.23
BLDG. DPT. COMMENTS	08.18.23
BLDG. DPT. COMMENTS	10.06.23
BLDG. DPT. COMMENTS	11.09.23

SEAL:
VICTOR MANUEL SANTANA III FL REGISTRATION NO. AR92946

SHEET NAME:
SITE PLAN

SHEET NO:
A-0



To: Planning & Zoning Chairman & Board Members

Date: May 29, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Replacement of
Detached Sign
5798 SW 8 ST

Applicant requests a sign permit for a face change of the existing detached sign measuring nineteen (19') feet in height where a maximum of thirty-five (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)).

We have reviewed and evaluated the proposed sign permit and recommend approval.



CITY OF WEST MIAMI
901 S.W. 62nd AVENUE
WEST MIAMI, FL 33144

SIGN PERMIT

PROPERTY ADDRESS: 5798 Sw 8 St DATE: 04/26/24
 PROPERTY OWNER: CMV Properties PHONE: 305 443 7575
 APPLICANT: Juliana Ramirez PHONE: 786 777 9942
 APPLICANT ADDRESS: 14767 Sw 8 St
 APPLICANT EMAIL: Juliana.valentina@hotmail.com
 SIGN CONTRACTOR: Cere Print LLC PHONE: 786 470 0294
 CONTRACTOR ADDRESS: 12349 Sw 132 Court C.C.#: 9006734596 CC
 ENGINEER SEALING PLAN: _____ PHONE: _____
 DESCRIPTION OF SIGN: Translucent White Acrylic, Oracal 651 cor Vinyl, 3/16 acrylic Replacement
 SIGN COST \$ 690,45

SIGNATURE OF APPLICANT [Signature]

SIGN PERMIT APPLICATION PROCEDURE

All applications for a sign permit must be submitted to the Planning and Zoning Board for approval. Your application will be reviewed for compliance with Zoning Ordinance 282 before it is placed on the agenda of the next Planning and Zoning Board meeting. The Board will review the sign application as to size, shape, color and design as they pertain to compatibility and suitability to the surrounding area. In addition to this City permit, all signs other than painted window or wall signs require the appropriate Dade County permits.

All applications for a sign permit shall, at the time of filing, be submitted with the following requirements:

1. A plot plan/location drawing of entire property. For detached signs the parking spaces must be shown. The plan must be at a scale not less than one inch equals thirty feet (1" = 30').
2. A plan of the entire building depicting existing signs. This must be at a scale not less than one-eighth inch equals one foot (1/8" = 1').
3. Elevation drawings of proposed sign as it will appear on building or property (i.e. pole sign)
4. Seven color copies of a drawing of the proposed sign to an exact scale of three quarter inch equals one foot (3/4" = 1') or larger.
5. Photographs of existing buildings showing all elevations.
6. Material and exact color samples of proposed sign.

Incomplete applications will not be processed for the meeting agenda.

=====

For Office Use Only

____ Approved Meeting Date 5.29.24 _____
 _____ Disapproved Amount Due 75.00 _____
 Date Issued _____ By _____ Receipt # 132226

Chairman of Planning and Zoning Board

Sign Permit 07

Before

Translucent Acrylic 3/16



WEST & EAST ELEVATION

After

Translucent Acrylic 3/16

4 Ft



WEST & EAST ELEVATION

Materials: Translucent White Acrylic, Oracal 651 Cut Vinyl,
3/16 acrylic replacement



To: Planning & Zoning Chairman & Board Members

Date: May 29, 2024

From: Mercedes Soler, Interim P & Z Director

Re: New non-illuminated
wall sign and business
information on store fronts
5798 SW 8 ST

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).

We have reviewed and evaluated the proposed sign permit and recommend approval of the non-illuminated wall sign. While the ordinance does not allow for any signage to obstruct any door or window of any building, we do recommend for approval since the signage is business information only on transparent vinyl and previous have been approved showing only business information such as hours of operation, business name, website, and contact information.



CITY OF WEST MIAMI
901 S.W. 62nd AVENUE
WEST MIAMI, FL 33144

SIGN PERMIT

PROPERTY ADDRESS: 5798 SW 85th DATE: 04/26/24
 PROPERTY OWNER: CMV PROPERTIES PHONE: 7867729992
 APPLICANT: Juliana ramirez PHONE: 7867729992
 APPLICANT ADDRESS: 14067 SW 131 CT
 APPLICANT EMAIL: juliavalentina@hotmail.com
 SIGN CONTRACTOR: Cece Print LLC PHONE: 7864700294
 CONTRACTOR ADDRESS: 12349 SW 132 Court C.C.#: 9006734596 CC
 ENGINEER SEALING PLAN: - PHONE: _____
 DESCRIPTION OF SIGN: Sign PVC 1/2 Full Color + Stud 3" Aluminium, The
sign will not carry light
 SIGN COST \$ 1291.04

SIGNATURE OF APPLICANT _____

SIGN PERMIT APPLICATION PROCEDURE

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1. A plot plan/location drawing of entire property. For detached signs the parking spaces must be shown. The plan must be at a scale not less than one inch equals thirty feet (1" = 30').
2. A plan of the entire building depicting existing signs. This must be at a scale not less than one-eighth inch equals one foot (1/8" = 1').
3. Elevation drawings of proposed sign as it will appear on building or property (i.e. pole sign)
4. Seven color copies of a drawing of the proposed sign to an exact scale of three quarter inch equals one foot (3/4" = 1') or larger.
5. Photographs of existing buildings showing all elevations.
6. Material and exact color samples of proposed sign.

Incomplete applications will not be processed for the meeting agenda.

For Office Use Only

_____ Approved Meeting Date 5.29.24
 _____ Disapproved Amount Due 75.00
 Date Issued _____ By _____ Receipt# 132227

Chairman of Planning and Zoning Board

Sign Permit 06

Before

25 Ft



1.5 Ft

13 Ft 6 in

After

10 Ft

13 Ft 6In
1 Ft



NORTH ELEVATION

Materials: Sign PVC 1/2 Full color + Stud 3" Aluminium,
the sign will not carry light

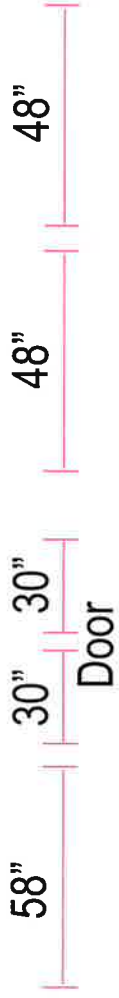
10 Ft

1 Ft

VALASH STUDIO

SIGN DIMENSIONS

After



Materials: Full color microperforated 50/50 wrap windows, Door Vinyl Oracal + Lamination Full color Cut

NORTH ELEVATION

After



WEST ELEVATION

Materials: Full color microperforated 50/50 wrap windows,.



To: Planning & Zoning Chairman & Board Members

Date: May 29, 2024

From: Mercedes Soler, Interim P & Z Director

Re: New non-illuminated
wall sign
6698 SW 8 ST

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).

We have reviewed and evaluated the proposed sign permit and recommend approval of the non-illuminated wall sign as this is a flat sign and does not exceed thirty percent (30%) of the total area of the front elevation. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-8 (d)).



CITY OF WEST MIAMI
 901 S.W. 62nd AVENUE
 WEST MIAMI, FL 33144

SIGN PERMIT

PROPERTY ADDRESS: 6698 SW 8th St, Miami, FL 33144 DATE: 2/5/2024
 PROPERTY OWNER: OMAC Real Estate LLC PHONE: 3055930705
 APPLICANT: Miller 40 cave cave fire center PHONE: 7868010234
 APPLICANT ADDRESS: 6795 Bird Rd Miami FL 33155
 SIGN CONTRACTOR: YOU GRAPHIX PHONE: 7864398316
 CONTRACTOR ADDRESS: 6772 W. Flager St. C.C.#: 0185 FL 00111646-0
 ENGINEER SEALING PLAN: _____ PHONE: _____
 DESCRIPTION OF SIGN: OUT-DOOR entrance aluminum
composite 48" h x 96" w
 SIGN COST \$ 576

SIGNATURE OF APPLICANT 

SIGN PERMIT APPLICATION PROCEDURE

All applications for a sign permit must be submitted to the Planning and Zoning Board for approval. Your application will be reviewed for compliance with Zoning Ordinance 282 (Amended by Ordinance 2013-08) before it is placed on the agenda of the next Planning and Zoning Board meeting. The Board will review the sign application as to size, shape, color and design as they pertain to compatibility and suitability to the surrounding area. In addition to this Sign permit, all signs other than painted window or wall signs require the appropriate City of West Miami Building permits.

All applications for a sign permit shall, at the time of filing, be submitted with the following requirements:

1. A plot plan/location drawing of entire property. For detached signs the parking spaces must be shown. The plan must be at a scale not less than one inch equals thirty feet (1" = 30').
2. A plan of the entire building depicting existing signs. This must be at a scale not less than one-eighth inch equals one foot (1/8" = 1').
3. Elevation drawings of proposed sign as it will appear on building or property (i.e. pole sign)
4. Eight color copies of a drawing of the proposed sign to an exact scale of three quarter inch equals one foot (3/4" = 1') or larger.
5. Photographs of existing buildings showing all elevations.
6. Material and exact color samples of proposed sign.

Incomplete applications will not be processed for the meeting agenda.

For Office Use Only

Approved Meeting Date 05.29.24
 Disapproved Amount Due 75.00

 Chairman of Planning and Zoning Board

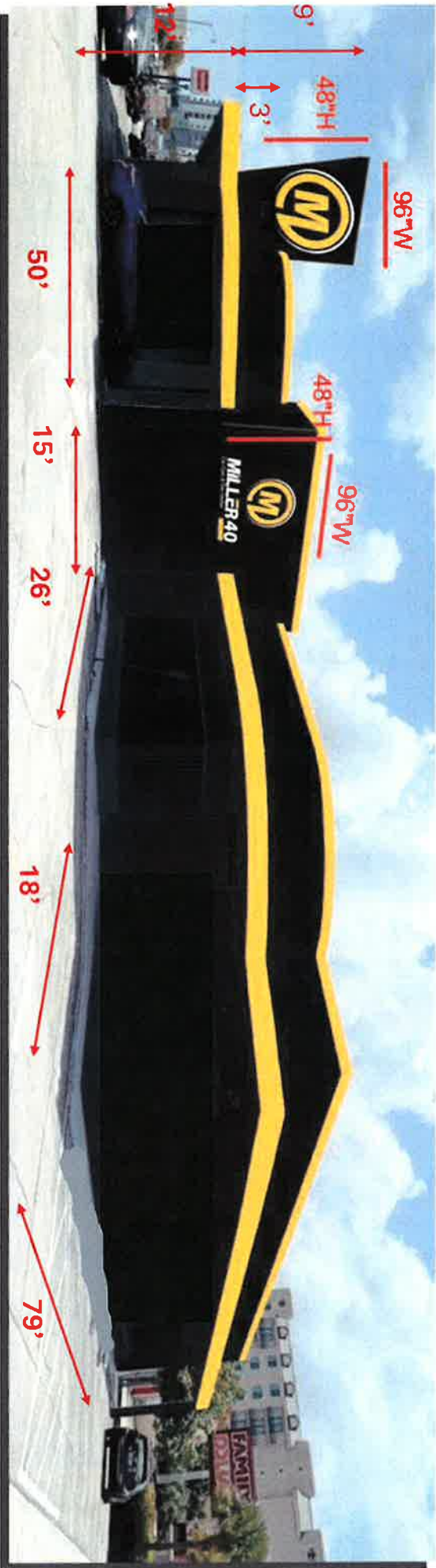
Date Issued _____ By _____ Receipt # 132228

Sign Permit 08



ALUMINIUM COMPOSITE
WEST TO EAST VIEW
EAST TO WEST VIEW
48"H X 96"W

ALUMINIUM COMPOSITE
WEST TO EAST VIEW
EAST TO WEST VIEW
48"H X 96"W



ALUMINIUM COMPOSITE
WEST TO EAST VIEW

48"H X 96"W

6"W

3"H



SCALE 1:16

ALUMINIUM COMPOSITE
EAST TO WEST

48"H X 96"W

6"W

3"H



SCALE 1:16



To: Planning & Zoning Chairman & Board Members

Date: May 29, 2024

From: Mercedes Soler, Interim P & Z Director

Re: New non-illuminated
wall sign 2
6698 SW 8 ST

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).

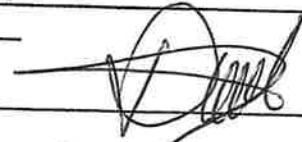
We have reviewed and evaluated the proposed sign permit and recommend approval of the non-illuminated wall sign as this is a flat sign and does not exceed thirty percent (30%) of the total area of the front elevation. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-8 (d)).



CITY OF WEST MIAMI
 901 S.W. 62nd AVENUE
 WEST MIAMI, FL 33144

SIGN PERMIT

PROPERTY ADDRESS: 6698 SW 8th St, Miami, FL, 33144 DATE: 2/5/2024
 PROPERTY OWNER: OMAC Real Estate LLC PHONE: 3055930705
 APPLICANT: Miller 40 care care care center PHONE: 7868010234
 APPLICANT ADDRESS: 6795 Bird Rd Miami FL 33155
 SIGN CONTRACTOR: YOU GRAPHIX PHONE: 7864398316
 CONTRACTOR ADDRESS: 6772 W. Flager St C.C.#: 0185 FL 00111646-0
 ENGINEER SEALING PLAN: _____ PHONE: _____
 DESCRIPTION OF SIGN: OUTDOOR top aluminum composite
48" h x 96" w
 SIGN COST \$ 576

SIGNATURE OF APPLICANT 

SIGN PERMIT APPLICATION PROCEDURE

All applications for a sign permit must be submitted to the Planning and Zoning Board for approval. Your application will be reviewed for compliance with Zoning Ordinance 282 (Amended by Ordinance 2013-08) before it is placed on the agenda of the next Planning and Zoning Board meeting. The Board will review the sign application as to size, shape, color and design as they pertain to compatibility and suitability to the surrounding area. In addition to this Sign permit, all signs other than painted window or wall signs require the appropriate City of West Miami Building permits.

All applications for a sign permit shall, at the time of filing, be submitted with the following requirements:

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5. Photographs of existing buildings showing all elevations.
6. Material and exact color samples of proposed sign.

Incomplete applications will not be processed for the meeting agenda.

For Office Use Only

____ Approved Meeting Date 5.29.24
 ____ Disapproved Amount Due 75.00

 Chairman of Planning and Zoning Board

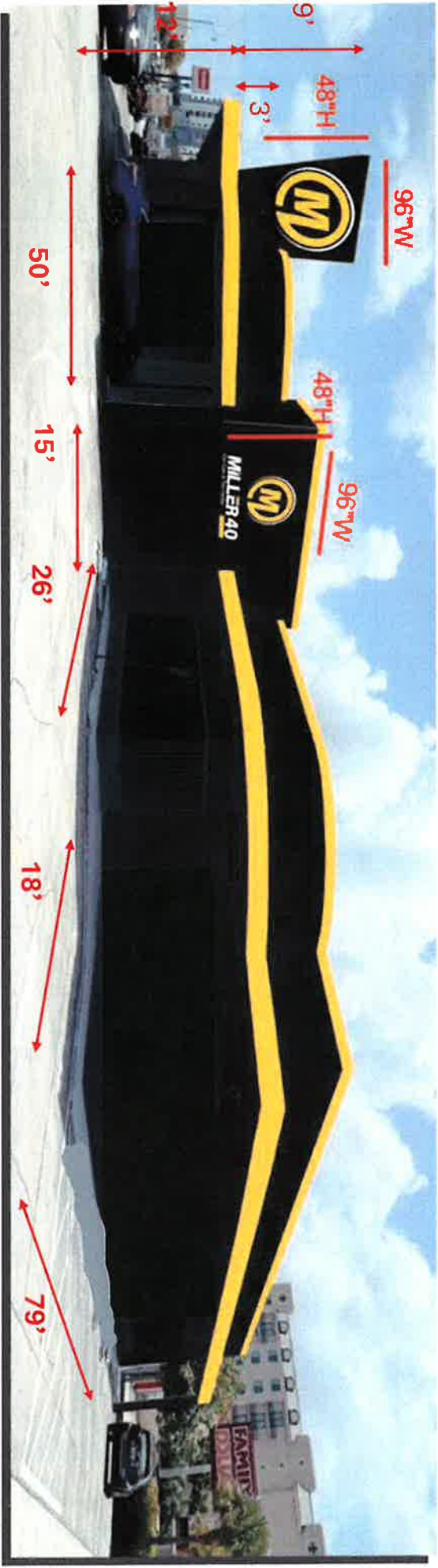
Date Issued _____ By _____ Receipt # 132228

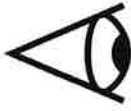
Sign Permit 09



ALUMINIUM COMPOSITE
WEST TO EAST VIEW
EAST TO WEST VIEW
48"H X 96"W

ALUMINIUM COMPOSITE
WEST TO EAST VIEW
EAST TO WEST VIEW
48"H X 96"W

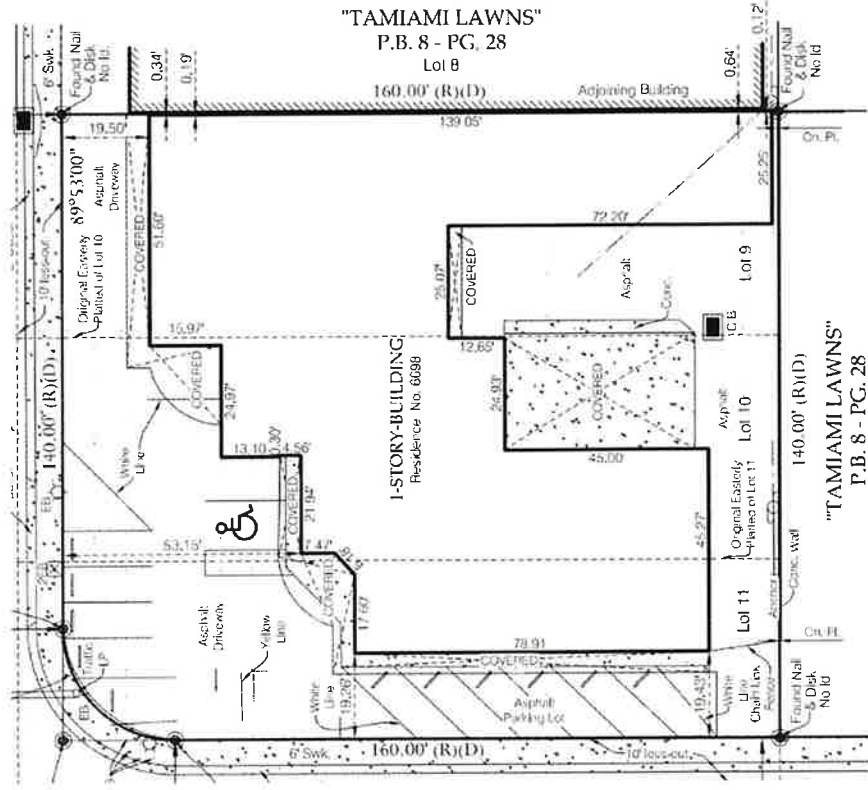




$17.6' + 6.18' + 21.94' + 24.97' + 51.60' = 122.3'$

Elevation 15'

Total Area from 8th street view = 1834.35 SqF



3'

Elevation 9'

Total Area = 27 SqF



$79' + 7.47' + 13.10' + 15.97' = 115.54'$

Elevation 15'

Total Area from 66th street view = 1733 SqF

ALUMINIUM COMPOSITE
MONUNTED ON WALL
48"H X 96"W

6"W

3"H



SCALE 1:16

ALUMINIUM COMPOSITE
MONUNTED ON WALL
48"H X 96"W



MOUNTING DETAIL CONCRETE SCREW HEX WASHER
3"H X 3/16"W HEAD IDENTED COMMERCIAL BLUE FINISH

SCALE 1:16