

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



AGENDA

**WEDNESDAY, MARCH 27TH, 2024
6:30 PM
COMMISSION CHAMBERS
901 SW 62ND AVENUE
WEST MIAMI, FLORIDA**

MEMBERS:

GUSTAVO CEBALLOS _____
EUGENIO GONZALEZ _____
ALVARO LOURIDO _____
DIANA B. RIO _____
VACANT _____
GILBERTO GONZALEZ (ALT) _____

EDWARD SILVA CITY MANAGER _____
JOSE A. VILLALOBOS CITY ATTORNEY _____

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

- February 28th, 2024 Planning and Zoning Board Meeting

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

A) Swearing in of new Planning & Zoning Board Member Alexander Diaz by City Clerk

B) Sign Permit Application for New Business

Property Address: 6348 SW 8 Street
West Miami, FL 33144

Applicant requests a sign permit for the business to allow the installation of an LED illuminated wall sign with channel letters in gold with crown logo above in the same color. The plans for the building as submitted show placement of 17.8 sq. ft. channel logo on elevation of the building. The sign usage is 17.8 square feet of the allowed 67.5 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, MARCH 27TH, 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, February 28, 2024 beginning at 6:50 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 Alvaro Lourido and Board Member Eugenio Gonzalez.

Also, in attendance were: City Manager Edward Silva, City Attorney Jose A. Villalobos, City Clerk Annery Gonzalez and Administrative Assistant Mercedes Soler.

3. **PRESENTATION OF MINUTES FOR APPROVAL FOR:**

February 28th, 2024 Planning and Zoning Board Meeting.

Board Member D. Rio motioned for approval of the minutes as presented, seconded by Board Member A. Lourido. All voted in favor by a 3-0 voice vote

4. **OLD BUSINESS:**

A) Sign Permit Application for New Monument Sign at Existing Shopping Center

Property Address: 1200 SW 57 Avenue
West Miami, FL 33144

Applicant requests a new monument sign permit for the shopping center at 1200 SW 57 Avenue for the businesses between 1200-1252 SW 57 Avenue. The monument sign will house the business name of the six businesses renting at this shopping center. The monument sign will have a height of 10 feet where 30 feet is allowed by ordinance. In addition, the monument sign will have a width of 6 feet totaling 60 square feet where 69 square feet is allowed per building frontage. This monument sign will be placed at the corner of SW 57 Avenue and SW 13 Street. It will have a setback of 10 feet at the front and side of the property where a minimum of 5 feet is required per ordinance. Zoning

section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-10; a, c, and e). *Applicant has submitted a new plan regarding the safe site triangle suggested by administration.*

Property Owner spoke on why he would like the monument sign on his property. Board Member A. Lourido motioned to approve the sign. D. Rio seconded the motion. Item passed 4-0 voiced vote.

B) Special Use Permit for Plan Development

Property Address: 2121-2123 SW 66 Avenue
West Miami, FL 33155

Applicant requests a Special Use Permit for the renovation of the property located at 2121-2123 SW 66 Avenue, West Miami, Florida 33155 providing for a two-story construction of a duplex residence. The property is zoned for "R-2" Multifamily/Duplex. Special Use Permit Index Number 2024-001
Zoning Ordinance 282 (Sec.2B.1, & Sec.4.17)
Applicant has submitted revised drawings and owner will be in attendance.

Ms. Santana of J. Santana Investments, Inc. was in attendance and attorney was present and gave a presentation. Board Member E. Gonzalez motioned to approve the Special Use Permit. A. Lourido seconded the motion. Item passed 4-0 voiced vote.

C) Variance Application for J Santana Investments Inc.

Property Address: 2121-2123 SW 66 Avenue
West Miami, FL 33155

Applicant is requesting a variance to the maximum floor area for the principal building. The maximum floor area for a principal building on this 8,400 square foot lot is 3,590 square feet per Zoning Ordinance 99-01 section 4.14 and the applicant is requesting 730 square feet of additional living space for the property located at 2121-2123 SW 66 Avenue. The variance requested provides for an increase total from 3,590 square feet to 4,320 square feet combined for both units to accommodate two town homes. This would leave each unit with 2,160 square feet. The property is zoned for "R-2" Multifamily/Duplex.
Variance Index Number 2024-001
Zoning Ordinance 282 & 99-01 amended (Sec. 4.14)
Applicant has submitted revised drawings and owner will be in attendance.

This is a second motion in connection with Item 5. B), Ms. Santana of J. Santana Investments, Inc. was in attendance and attorney was present. City Manager suggested to adopt everything that was said in the first hearing and bring forth to this item. Board Member E. Gonzalez motioned to approve the Variance. A. Lourido seconded the motion. Item passed 4-0 voiced vote.

5. NEW BUSINESS:

A) Sign Permit Application for Existing Business

Property Address: 900 SW 57 Avenue
West Miami, FL 33144

Applicant requests a sign permit for the existing business replacing one illuminated monument sign, and two illuminated wall signs (one on east elevation, one on south elevation) to the property. Zoning section 22.0 of Zoning Ordinance 282 (Ref: Ordinance 2013-08 Sec. 22-10; 22-12;). *Note: applicant also requests for the replacement of four directional signs on the property which require approval only by City administration and are currently in Building review.*

Presentation was given by representative of bank and wall sign company. Board Member D. Rio motioned to approve the signs with the additional requirements of no raceways, no electrical disconnect to be visible form the street and that at permitting the site plan clearly shows that the vertical sign meets the triangle visibility. E. Gonzalez seconded the motion. Item passed 4-0 voiced vote

B) Variance Application for Christopher Sierra

Property Address: 6036 SW 13 Terrace
West Miami, FL 33144

Applicant requests a variance for an addition of a home office measuring 100.7 square feet on the front elevation of the property having a front setback of 22.1 feet where 25 feet is what is allowed by ordinance. This property is a normal shape lot. The lot is 6,600.00 square feet with a standard yard.

Variance Index Number 2024-005
Zoning Ordinance 282 (Section 4.15).

D. Rio motioned to approve the variance as requested. A. Lourido seconded the motion. Item passed 4-0 voiced vote.

C) Variance Application for Luis Boullon – Covered Terrace with 7’11” Setback

Property Address: 6201 SW 14 Street
West Miami, FL 33144

Applicant requests a variance to build a covered terrace with columns over an existing concrete slab in line with a non-conforming detached structure having 7.11 feet in the rear setback where 15 feet is required by Zoning Ordinance 282. This property is a normal shape corner lot. The lot is 8,625 square feet with a standard yard.

Variance Index Number 2024-004
Zoning Ordinance 282 (Section 4.15).

D. Rio motioned to approve the variance as requested and added a recommendation that no further variances be requested for the exterior entertainment area. E. Gonzalez seconded the motion. Item passed 4-0 voiced vote.

D) Variance Application for Luis Boullon – Bathroom Addition

Property Address: 6201 SW 14 Street

Applicant requests a variance to add a bathroom to an existing non-conforming detached structure where no electrical or plumbing facilities or fixtures for bathroom or kitchen use in a detached garage, gazebo, shade house, playhouse, or chickee are allowed per ordinance. This property is a normal shape corner lot. The lot is 8,625 square feet with a standard yard.

Variance Index Number 2024-006

Zoning Ordinance 282 (Section 4.12 (b)).

D. Rio motioned to approve the variance as requested and added a recommendation that no further variances be requested for the exterior entertainment area. E. Gonzalez seconded the motion. Item passed 4-0 voiced vote.

6. GOOD OF THE ORDER:

7. ADJOURNMENT:

There being no further business before the Planning & Zoning Board the meeting was declared adjourned at 7:41 PM.

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.

RESPECTFULLY SUBMITTED BY:

Mercedes Soler, MPA
Clerk to the Planning and Zoning Board

APPROVED: / /2024 Planning and Zoning Board Meeting



To: Planning & Zoning Chairman & Board Members

Date: March 28, 2024

From: Edward Silva, City Manager

Re: New LED Illuminated
Channel Letters Sign

Applicant requests a sign permit for the business to allow the installation of an LED illuminated wall sign with channel letters in gold with crown logo above in the same color. The plans for the building as submitted show placement of 17.8 sq. ft. channel logo on elevation of the building. The sign usage is 17.8 square feet of the allowed 67.5 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.



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

SIGN PERMIT

PROPERTY ADDRESS: 6348 S.W. 8 STREET DATE: 02/01/04
PROPERTY OWNER: SHARPE PROPERTIES GROUP PHONE:
APPLICANT: DAVID PEREZ PHONE: 305-969-2210
APPLICANT ADDRESS: 16115 SW 117 AVE SUITE A-17 MIAMI, FL. 33177
APPLICANT EMAIL: DSIGNUP.DAVID@GMAIL.COM
SIGN CONTRACTOR: TROPICO ELECTRICAL CONTRACTOR PHONE: 786-514-6376
CONTRACTOR ADDRESS: 1735 SW 102 CT C.C.#: EC 13011295
ENGINEER SEALING PLAN: ADOLFO J. GONZALEZ PHONE: 305-415-8782
DESCRIPTION OF SIGN: LED ILLUMINATED REVERSE CHANNEL LETTERS.

SIGN COST \$ 2,450.00

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 3/27/2024 6:30 PM Chairman of Planning and Zoning Board
Disapproved Amount Due 75.00

Date Issued By Receipt # 132129
3/15/2024

* 3/15/2024- Occupational License and Zoning Certificate of Use under review



NORTH ELEVATION - SHOPPING CENTER FACADE



**Florida
Construction
Experts**

GENERAL CONTRACTORS
CGC 1516176
16115 S.W. 117 Ave.
Suite A-17
Miami, FL 33177
Phone: 305-969-2210
Fax: 305-969-2223
EMAIL: floridaconstructionexperts@gmail.com

Adolfo J. Gonzalez, P.E.

Structural Engineer
Lic # 58620

2050 Coral Way, Suite 502
Miami, FL 33145

Ph: 305-415-8782

**Tropico
Electrical Contractor, LLC**

Lic.# EC-13011295

Armando Herrera
1735 S.W. 102 Ct
Miami, FL 33165
Phone: 786-514-6376
email: raul.tropico@gmail.com

project name:
Daisy Joyeria

6348 S W 8 Street
West Miami, FL 33144

date:
02-01-24

drawn by:
David Perez

scale

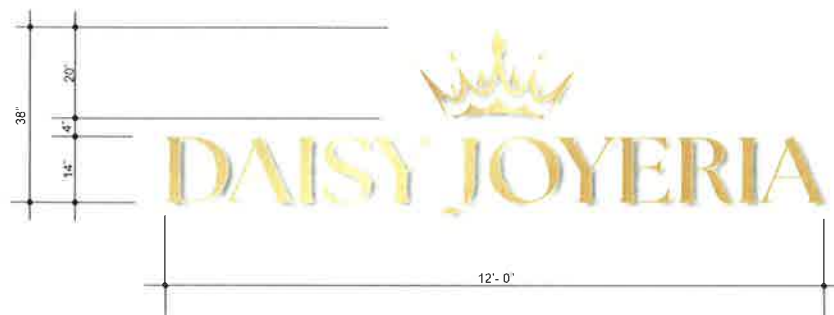
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North Elevation:
Installation Details

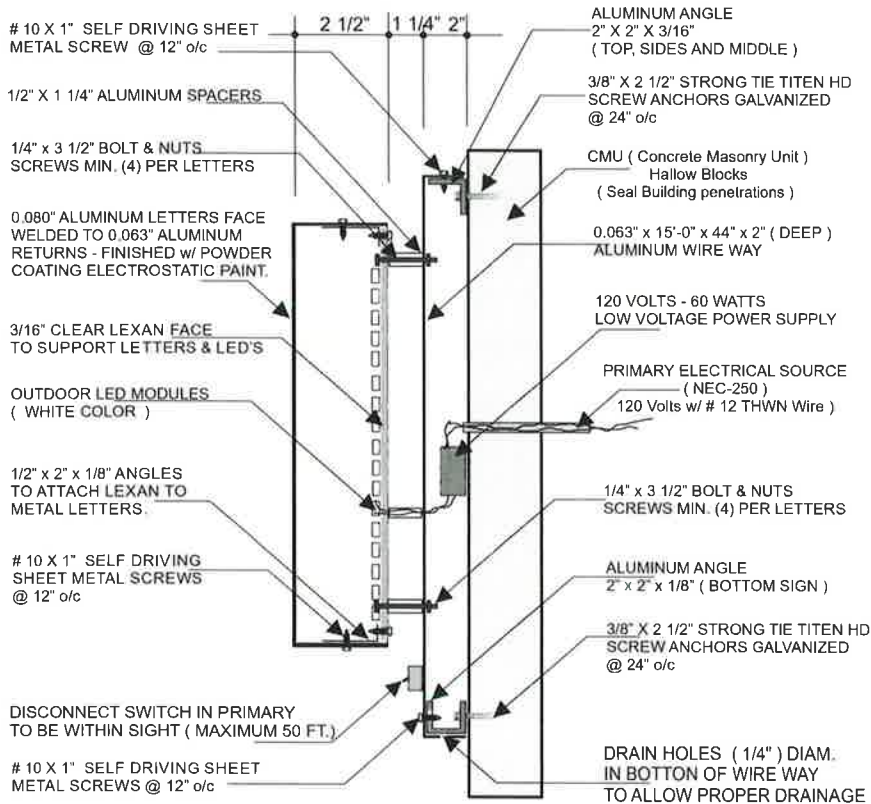
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1/2

NORTH ELEVATION
LED ILLUMINATED REVERSE CHANNEL LETTERS



SIGN DIMENSIONS



MOUNTING DETAIL

L.E.D. ILLUMINATED INDIVIDUALLY CHANNEL LETTERS

Simpson Strong-Tie® Anchoring, Fastening, Restoration and Strengthening Systems for Concrete and Masonry

Titen HD® Design Information — Masonry

Titen HD Allowable Tension and Shear Loads in End of 8" Lightweight, Medium-Weight and Normal-Weight Hollow CMU Wall



Size (in.)	Drill Bit Diameter (in.)	Embedment Depth (in.)	Minimum Edge Distance (in.)	Minimum End Distance (in.)	Minimum Spacing (in.)	Allowable Loads		
						Tension (lb)	Shear Vertical (lb)	Shear Horizontal (lb)
1/4	1/4	2 1/2	3 1/4	1 1/4	4	130	100	100
5/8	5/8	2 1/2	3 1/4	1 1/4	6	130	115	125



ELECTRICAL INFORMATION

- a) (2) 120 VOLTS - 60 WATTS POWER SUPPLY (12 VDC OUTPUT) 1.8 AMPS OUTPUT CURRENT TOTAL LOAD = 3.60 AMPS.
- b) ALL ELECT. COMPONENTS ARE U./L. LISTED
- c) 120 VOLTS W/. #12 THWN WIRES
- d) 20 AMPS. EXTERIOR DISCONNECT SWITCH IN PRIMARY LOCATED AT THE POINT THE BRANCH CIRCUIT ENTER.
- e) SIGN GROUNDED ACCORDING TO NEC 250
- f) DEDICATED 20 AMPS. CIRCUIT ELECTRICAL PANEL
- g) ALL METAL PAINTED AS PER CODE.
- h) ASTRONOMICAL TIMER NEAR TO ELECTRICAL PANEL (120 VOLTS) OR 1800 WATTS PHOTO-CELL.

CODES IN EFFECT:

NEC-2017 and FBC 8th Edition - 2023

STRUCTURAL DESIGN CRITERIA

by structural engineer: Adolfo J. Gonzalez, p.e. - Lic. # 58620

Applicable Codes:
 Florida Building Code 8th Edition 2023, ASCE 7-22
 Design Criteria as per ASCE 7-22
 Basic Wind Velocity ----- 175 mph
 Cat II
 Exposure C

ENGINEER SIGN AND SEAL



This plan has been digitally signed & sealed by:
 Adolfo J. Gonzales, P.E. - Lic. # 58620

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Florida Construction Experts

GENERAL CONTRACTORS
 CGC 1516176
 18115 S.W. 117 Ave.
 Suite A-17
 Miami, FL 33177
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 Lic # 58620

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 Miami, FL 33145

Ph: 305-415-8782

Tropico Electrical Contractor, LLC

Lic # EC-13011295

Armando Herrera
 1735 S.W. 102 Ct.
 Miami, FL 33165
 Phone: 786-514-6376
 email: raul.tropicoec@gmail.com

project name:
 Daisy Joyeria

6346 S.W. 8 Street
 West Miami, FL 33144

date:
 02-01-24

drawn by:
 David Perez

scale

sheet title:

North Elevation:
 Installation Details

sheet number:

2/2