



## **RESOLUTION # 2020-15**

**A RESOLUTION OF THE CITY OF WEST MIAMI CITY COMMISSION, CITY OF WEST MIAMI, FLORIDA, FOR SITE PLAN APPROVAL, WITH CONDITIONS, OF SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT #2021-005, FOR RENAISSANCE BALLROOMS, INC., RENAISSANCE HEALTH RESORT WEST MIAMI 5920 SW 8 STREET, WEST MIAMI, FLORIDA 33144, REQUIREMENTS FOR DEVELOPMENT OF CERTAIN LANDS IN THE CITY OF WEST MIAMI AND REQUIRING COMPLETE DEVELOPMENT OF ALL LAND AND IN LIEU OF THEREOF, REQUIRING CERTAIN IMPROVEMENTS, DEDICATIONS AND OTHER TERMS AND CONDITIONS, SUBJECT TO APPROVAL OF TRAFFIC CONCURRENCY BY THE APPROPRIATE STATE GOVERNMENTAL AGENCIES, APPROVAL BY MIAMI DADE COUNTY AND ANY OTHER REGULATORY AGENCY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Renaissance Ballrooms INC., hereinafter referred to as "owner", as owner of the real property described in the attached Exhibit "A" hereinafter referred to as "Parent Tract" has submitted an application for SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT #2021-005, together with a site plan of the proposed development plans, showing certain subdivision improvements which the owners covenant and agree to make, attached as Exhibit "B", and

**WHEREAS**, said application was examined and reviewed by the Building and Zoning Department of the City of West Miami and a recommendation was submitted to the Planning and Zoning Board, and

**WHEREAS**, a Notice of Public Hearing for said application was published on February 6<sup>th</sup>, 2022 to be heard by the Planning and Zoning Board on February 22, 2022, and

**WHEREAS**, on February 22, 2022, the application was reviewed and discussed at the Planning and Zoning Board after having heard views and comments from participants at said hearing, and

**WHEREAS**, the Planning and Zoning Board voted to recommend the approval of the above-mentioned application for planned development #2021-005, and

**WHEREAS**, said owner has agreed to the terms and conditions set forth in the recommendation by the Planning and Zoning Board as better described in this resolution, and

**WHEREAS**, at the regular commission meeting of the City Commission on April 20, 2022, the applicant represented that at the present time, there is no plan for operation for activities at the facilities to be constructed and as a result, would have to come at a later date before the Planning and Zoning Board to adequately present specific plans of operations, and

**WHEREAS**, the site plan approval of a Special Use Permit of Planned Development #2021-005 will be subject to specific filing of request for specific operations of the facilities with terms and conditions of the operation as recommended by the Planning and Zoning Board and approved at a hearing before the City Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Miami as follows:

**Section 1.** The foregoing "whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption thereof.

**Section 2.** In consideration of the foregoing, the applicant is hereby granted SUPPD # 2021-005 as to the building to be constructed at the above-described Parent Tract located and being in the City of West Miami, County of Miami-Dade, State of Florida, subject to the identification of an operator for the activities at the facility with further conditions which have been acknowledged and restated by the Applicant, to submit subsequent specific applications for any operations of the facilities before the Planning and Zoning Board fully identifying the specific usage and activities to be conducted at the facility with the terms and conditions to the operations as recommended by the Planning and Zoning Board, reviewing said applications for operation and approved at a hearing before the City Commission as follows:

- A.) A "Public Hearing" was held on February 22<sup>th</sup>, 2022 and on April 20<sup>th</sup>, 2022 before the Planning and Zoning Board. During the hearing the people expressed their views on this project and relevant suggestions and ideas for cohesion of the project with the residential neighborhood to the south of the project. After hearing all the views of the public and responses from the attorney for the development and the owner/developer the Planning and Zoning Board made a motion to recommend the development with the below stated items with a favorable recommendation to the City Commission. On April 20<sup>th</sup>, 2022 a "Public Hearing" was held at the West Miami City Commission Chamber to hear views and concerns of the area property owners. The development was presented and different views and questions were expressed the attorney for the developer explained and answered questions about the project.
- B.) The review of the proposed "Special Use Permit for Plan Development" a 157 residential units residential assisted health resort consisting of an eight (8) story mixed Use building with four (4) stories of off-street parking and surrounded by a eight (8') feet decorative wall towards the residential street of SW 9 Street and surrounding the entire development with lush landscape buffering the parking garage and building.

The building requirements are as follows:

Retail commercial use Floor Area Ratio (FAR) =  $2.5 \times 60,175 \text{sq.ft.} = 150,438 \text{sq.ft.}$   
Rear Parcels use Floor Area Ratio (FAR) =  $2.5 \times 10,206 \text{sq.ft.} = 25,515 \text{sq.ft.}$   
Proposed FAR 175,574 square feet  
Proposed building is 163,530sq. ft.

Eight stories residential use in the on the parcel with four stories of off-street parking as proposed.

- C.) The front building elevation shows a fifteen (15') feet setback on the North property line with a ten feet arcade and a ten feet arcade along the Sylvania Boulevard, no front setback is required.
- D.) The rear of the parking structure is setback twenty-five (25') feet to the parking garage as required by ordinance. The west side of the building is on the property line and no setback is required from the property line and the building is setback ten feet (10') from the east property line on Sylvania Boulevard as required by Ordinance. The Planning and Zoning Board granted a Variance for the east wall of the parking structure form twenty-five (25') required by ordinance to fifteen feet from the property line. The developer has the trash collection to the southern end of the building. This will allow for the collection to be performed from the delivery dock area inside an enclosed area and therefore shielded from the residential areas to the south.
- E.) The "RI" residential homes across the street on SW 9 Street will have an eight (8') feet a decorative wall. An eight (8') feet Decorative CBS fence wall is required on the all-around the development. The overall height of the building is 95 feet and is within the 95 feet height restriction.
- F.) The parking provided is 203 and exceeds the required amount of 129 parking spaces. Parking spaces shall be nine (9') feet by eighteen (18') feet in size for standard vehicles and Handicap parking spaces as required by Florida statutes.
- G.) The ramp access to the parking areas is within the interior of the building shall be gated to prevent public access to the private parking garage and shall have all public areas recorded and monitored with surveillance equipment twenty-four hours a day, seven days a week including holidays.

#### Landscaping:

- I.) Landscaped area is shown at 12,397 square feet of the site and the City Ordinance 282 requires 10% for all developments of one (1) acre or more, the required landscape is 7,038 square feet. Landscaping as provided meets required and the massing of trees, plants and palms meet our requirement. The City will mitigate the removal of the specimen trees from the adjacent parkway areas surrounding the subject property. Trees shown on elevation renderings must be of same height and caliber when planted at the proposed project site and as indicated by the Director of Public Works.

#### Traffic Study:

- J.) The traffic study provided indicates no adverse effects to the surrounding roadways. The Consulting Engineer Caltran has been provided a copy of the traffic

study performed by VALA Group and they have verified the information provided by "VALA" Group. The parking access to the building is allowed only from SW 8 Street and Sylvania Boulevard. The delivery of merchandise or movers with trucks will have access from within the property along the south entrance to the building during normal workday and hours allowed. All agencies having jurisdiction shall have the right to review the proposed development. AMI Engineers is in agreement to with the proposed entrances and delivery areas as proposed in the development. Any additional costs for the review and inspections by our consulting engineers will be paid by the developer.

**Public Works improvements:**

- K.) All right-of-way swales surrounding the proposed project and across the project shall have a curb and gutter along the edge of road way and shall be sodded and densely landscaped to match the development. All parking along the right-of-way swales of SW 9 Street that exists at the present time between the project boundaries shall remain. All parkways across from the development shall be sodded and landscape to match the development.
- L.) Applicant will be required to construct all improvements per FDOT and Miami Dade Standards as required and shall reimburse the City for expense relative to the project oversight by the City Engineer.
- M.) Existing sewer laterals have capacities for the new building and any additional improvements to the system shall be borne by the developer.
- N.) Storm Water for this property shall meet current storm water run-off ordinance for the entire property.
- O.) The Water system for the proposed development shall be improved as required and the expenses associated shall be the responsibility of the developer.
- P.) Lighting shall meet Miami-Dade County and City of West Miami off-street parking ordinance. Any light spillage to the residential properties to the south shall be shielded at the expense of the developer.
- Q.) Any streets surrounding the development that are damaged during construction shall be completely milled and overlaid at the end of project as directed by the Public Works Director. The roadway SW 9 Street and Sylvania Boulevard shall be completely milled and overlaid per MDPWD standards for local roadways as part of the design.
- R.) All sidewalks surrounding project shall be six inch, 3000 psi concrete sidewalks in a color or pattern to be selected by the City.
- S.) Irrigation and Landscape of all right-of-way swales shall be as directed by the City's Public Works Department.
- T.) All City impact fees for GSA, Police and Sanitary Sewers will be paid by the developer prior to zoning approval being issued. Any other governmental agencies

having jurisdiction shall have the right to review, collect impact fees and developer shall be required to pay and meet all concurrency requirements.

- U.) Any fees for review, inspections and certifications by the City Engineers shall be the responsibility of the developer or agents. Any omission from this review does not relieve the developer from its responsibility to provide details and pay all associated costs.
- V.) The review by Planning and Zoning Department has determined that the proposed "Special Use Permit for Plan Development" of an eight-story residential health assisted use facility within a commercial building at 5920 SW 8 Street, is within the intent of Zoning Ordinance 282 and the 2000 and 2005 City of West Miami Comprehensive Plan and meets current ordinance 2014-01. This development provides for residential living use and commercial uses on the first and second floors of the development of the City's commercial corridor as indicated in the Comprehensive Plan and provides for off-street parking for the commercial use while maintaining the restrictions in the City's Comprehensive Plan.
- W.) Developer shall reimburse the City for all administrative, legal and engineering costs incurred by the City in conjunction with this proposed development.
- X.) Owner shall provide detailed plans for the construction of proposed development depicted on the plans submitted under SUPPD # 2021-005 heretofore submitted to the City, prior to issuance of building permits for improvements. Said plans shall include pavement, drainage, trash collection area, gates and other structures and shall be subject to approval by the City and all governing agencies.
- Y.) Owner agrees that no Certificate of Occupancy or Temporary Certificate of Occupancy shall be granted for any occupancy of the building until all dedications and improvements made a part of this resolution are completed and approved by the City of West Miami and all other pertinent government agencies.
- Z.) Owner agrees that the City shall have the right to invoke and enforce the conditions, restrictions, limitations and reservations set forth within the Special Use Permit for Planned Development, at developers/owner's expense.

The reviews by Planning and Zoning Department and the "Public Hearing" on February 22<sup>nd</sup>, 2022 before the Planning and Zoning Board and the "Public Hearing" on April 20<sup>th</sup>, 2022 before the City of West Miami City Commission have determined that the proposed "Special Use Permit for Plan Development" of an Eight story residential health facility use and commercial use development at 5920 SW 8 Street, is in compliance with the intent of Zoning Ordinance 282 Sec.2B, 4.23, 4.3, 4.32-4 Ord. 2014-01.

**Section 3.** The City Commissioner hereby approves the Special Use Permit for Planned Development #2021-005 as recommended by the Planning and Zoning Board and the terms and conditions set forth in this Resolution.

**Section 4.** This Resolution shall take effect immediately upon passage by the City Commission and signature by the Mayor.

PASSED AND ADOPTED this 20<sup>th</sup> day of April 2022.

APPROVED:



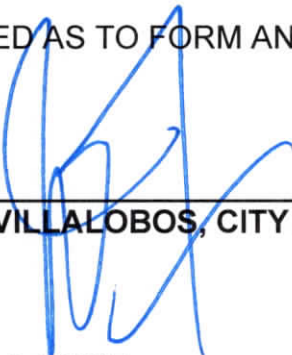
\_\_\_\_\_  
ERIC DIAZ-PADRON, MAYOR

ATTEST:



\_\_\_\_\_  
ANNERY GONZALEZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:



\_\_\_\_\_  
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

This Resolution was offered by Commissioner Blanca, who moved its adoption. The motion was seconded by Commissioner Suarez. The vote was as follows:

MAYOR ERIC DIAZ-PADRON  
VICE-MAYOR JUAN M. BLANES  
COMMISSIONER CANDIDA BLANCA  
COMMISSIONER LUCIANO L. SUAREZ  
COMMISSIONER - VACANT

N  
Y  
Y  
Y

**Exhibit "A"**

5920 SW 8 St & 5930 SW 9 St

**2. LEGAL DESCRIPTION:**

Folio# 15-4012-056-0010:

Tract A, of FRAZIER-HUNTER SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 62, at Page 99 of the Public Records of Miami-Dade County, Florida.

AND

Folio# 15-4012-000-0140:

The North 272 feet of the West 50 feet of the East 100 feet of the West 1/2 of Northeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 12, Township 54 South, Range 40 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

AND

Folio# 15-4012-056-0020:

Tract B, of FRAZIER-HUNTER SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 62, at Page 99 of the Public Records of Miami-Dade County, Florida.

AND

Folio# 15-4012-015-0010:

Lot 1, Block 5-B of REVISED PLAT OF TRACT 5 OF SYLVANIA HEIGHTS, according to the Plat thereof, as recorded in Plat Book 49, at Page 76 of the Public Records of Miami-Dade County, Florida.

AND

That portion of vacated Public right-of-way S.W. 9th Street between Tracts A and B shown on Plat Book 62 at Page 99, of the Public Records of Miami-Dade County, Florida, as per ordinance number 90-A of the City of West Miami, Florida.



RENAISSANCE WEST MIAMI  
HEALTH RESORT AND RESIDENCES

5910-5920 SW 8th ST, MIAMI FLORIDA, 33143  
SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT  
SUBMITTAL DATE: JAN. 10, 2022

ZONING LEGEND : CITY OF WEST MIAMI											
CODE ANALYSIS											
ADDRESS		5920 SW 8 ST		5920 SW 8 ST		5920 SW 8 ST		5930 SW 9 ST		VACATED R.O.W. SW 9th ST	
LEGAL DESCRIPTION		12 54 40 .71 AC FRAZIER-HUNTER SUB PB 62-99 TRACT A LOT SIZE IRREGULAR OR 17295-1566 0796 2 (3)		12 54 40 .27 AC M/L W50FT OF E100FT OF N272FT OF W1/2 OF NE1/4 OF NW1/4 OF NE1/4 LESS ROAD LOT SIZE IRREGULAR OR 17295-1566 0796 2 (3)		12 54 40 .39 AC FRAZIER-HUNTER SUB PB 62-99 TRACT B LOT SIZE 17200 SQUARE FEET OR 17295-1566 0796 2 (3)		REV PL TR 5 SYLVANIA HGTS PB 49-76/LOT 1 BLK 5-B LOT SIZE 60,000 X 105 OR 17923-3870 1297 1		THAT PORTION OF VACATED PUBLIC ROW S.W. 9th ST. BETWEEN TRACKS A AND . PB 62 PG 99 CLOSED BY ORDINANCE 90-A	
MUNICIPALITY		CITY OF WEST MIAMI, MIAMI FLORIDA		CITY OF WEST MIAMI, MIAMI FLORIDA		CITY OF WEST MIAMI, MIAMI FLORIDA		CITY OF WEST MIAMI, MIAMI FLORIDA		CITY OF WEST MIAMI, MIAMI FLORIDA	
EXISTING ZONING DESIGN		COMMERCIAL		COMMERCIAL		R-5		R-2		N/A	
PROPOSED ZONING		NO CHANGE		NO CHANGE		NO CHANGE		R-3		N/A	
EXISTING USE		BANQUETTE HALL		PARKING LOT		PARKING LOT		DUPLEX		N/A	
PROPOSED USES		PARKING STRUCTURE AND MIXED-USE		PARKING STRUCTURE AND MIXED-USE		PARKING STRUCURE		OPEN SPACE		PARKING STRUCTURE	
LOT AREA		31,126 S.F.		11,845 S.F.		17,204 S.F.		6,300 S.F.		3,906 S.F.	
F.A.R.		2.5		2.5		2.5		2.5		2.5	
FOLIO NUMBER:		15-4012-056-0010		15-4012-000-0140		15-4012-056-0020		15-4012-015-0010		NOT PLATTED	

ZONING DATA			'C'-COMMERCIAL		'C'-COMMERCIAL		R-5 COMMERCIAL PARKING		R-2 DUPLEX		R-5 COMMERCIAL PARKING	
	OVERALL REQ.	OVERALL PROP.	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
A: LOT AREA	EXIST.	EXIST. 70,381 S.F.	EXISTING	31,126 S.F EXISTING	EXISTING	11,845 S.F EXISTING	EXISTING	17,204 S.F EXISTING	EXISTING	6,300 S.F EXISTING	EXISTING	3,906 S.F EXISTING
B: LOT WITH	N/A	---	EXISTING	N/A	EXISTING	N/A	EXISTING	N/A	EXISTING	N/A	EXISTING	N/A
C: LOT COVERAGE	---	53,034 S.F. 75%		26,238 S.F		11,170 S.F		12,451 S.F	N/A	N/A	N/A	3,175 S.F.
E: FLOOR AREA RATIO (FAR)	2.5	175,574 S.F./70,381 2.5	2.5		2.5		2.5		2.5		N/A	
G: LANDSCAPE OPEN SPACE	7,038 10%	12,397 S.F. 18%	10%	N/A	10%	N/A	10%	N/A	10%	N/A	N/A	N/A
H: UNIT	157 (1.62 ACRES)	157	75.03 105/ACRE		28.55 105/ACRE		41.47 105/ACRE		N/A	2.6 18/ACRE	9.42 105/ACRE	

BUILDING SETBACKS		'C'-COMMERCIAL		'C'-COMMERCIAL		R-5 COMMERCIAL PARKING		R-2 DUPLEX		VACATED R.O.W. SW 9th ST	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
A: PRINCIPAL FRONT		0 FT.	0 FT.	0 FT.	0 FT.	NA	N/A	NA	N/A	NA	N/A
B: SECONDARY FRONT		0 FT.	0 FT.	0 FT.	0 FT.	NA	N/A	NA	N/A	NA	N/A
C: SIDE		0 FT.	0 FT.	0 FT.	0 FT.	NA	N/A	NA	N/A	NA	N/A
D: REAR		0 FT.	0 FT.	0 FT.	0 FT.	NA	N/A	NA	N/A	NA	N/A
E: 'R-5' DISTRICT - ABUTTING 'C'		0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	NA	N/A	NA	N/A
F: 'R' DISTRICT-PARKING GARAGE ABUTTING 'R-5'		NA	NA	NA	NA	25 FT.	15 FT. *	NA	NA	NA	NA

BUILDING HEIGHTS		'C'-COMMERCIAL		'C'-COMMERCIAL		R-5 COMMERCIAL PARKING		R-2 DUPLEX		VACATED R.O.W. SW 9th ST	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
A: MIN. HEIGHT		NA	45 FT.	NA	NA	NA	NA	NA	NA	NA	NA
B: MAX. HEIGHT		95'	95 FT.	95 FT.	95 FT.	35 FT.	35 FT.	NA	NA	NA	NA
LANDSCAPE											
SEE LANDSCAPE DRAWINGS											

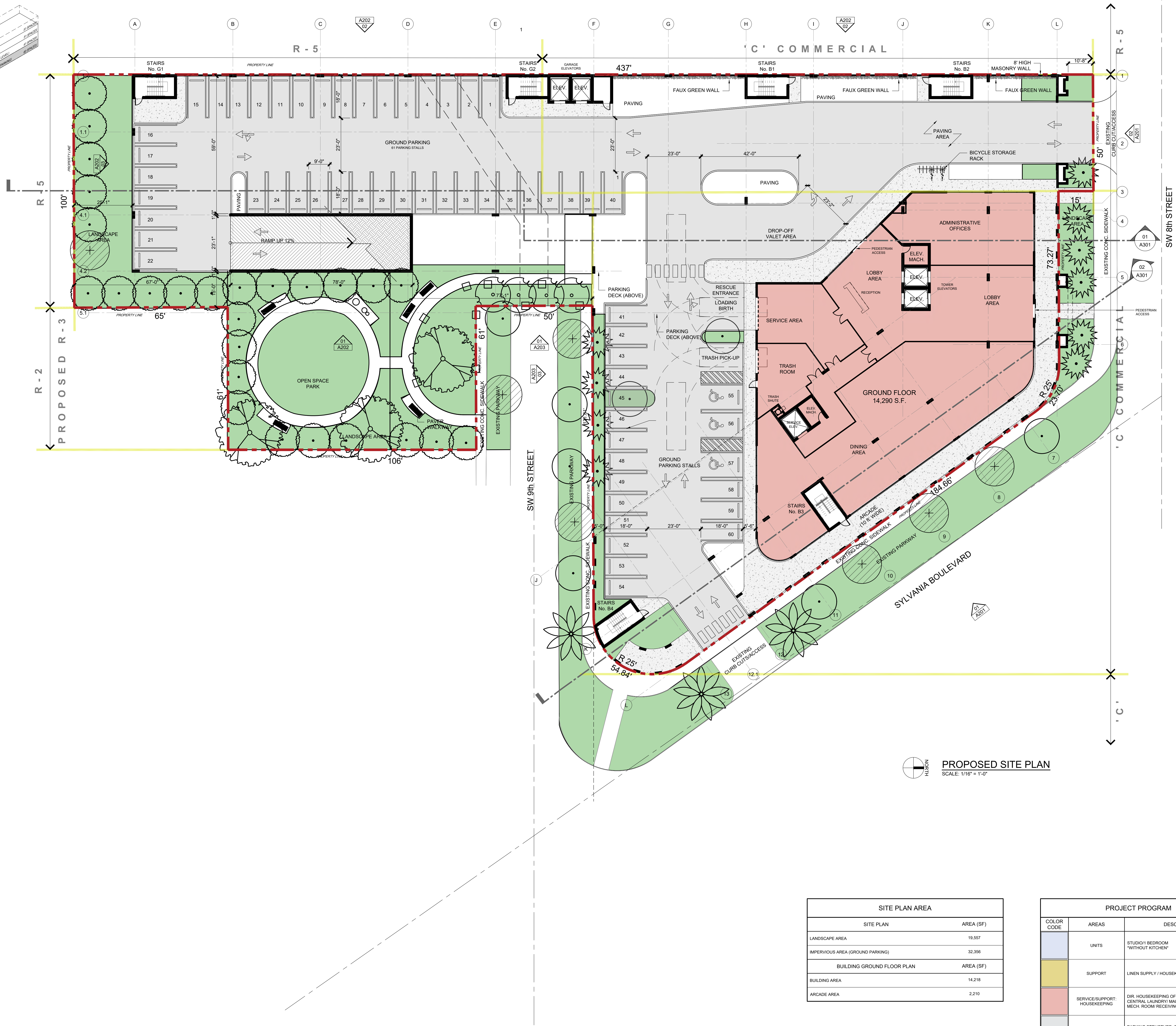
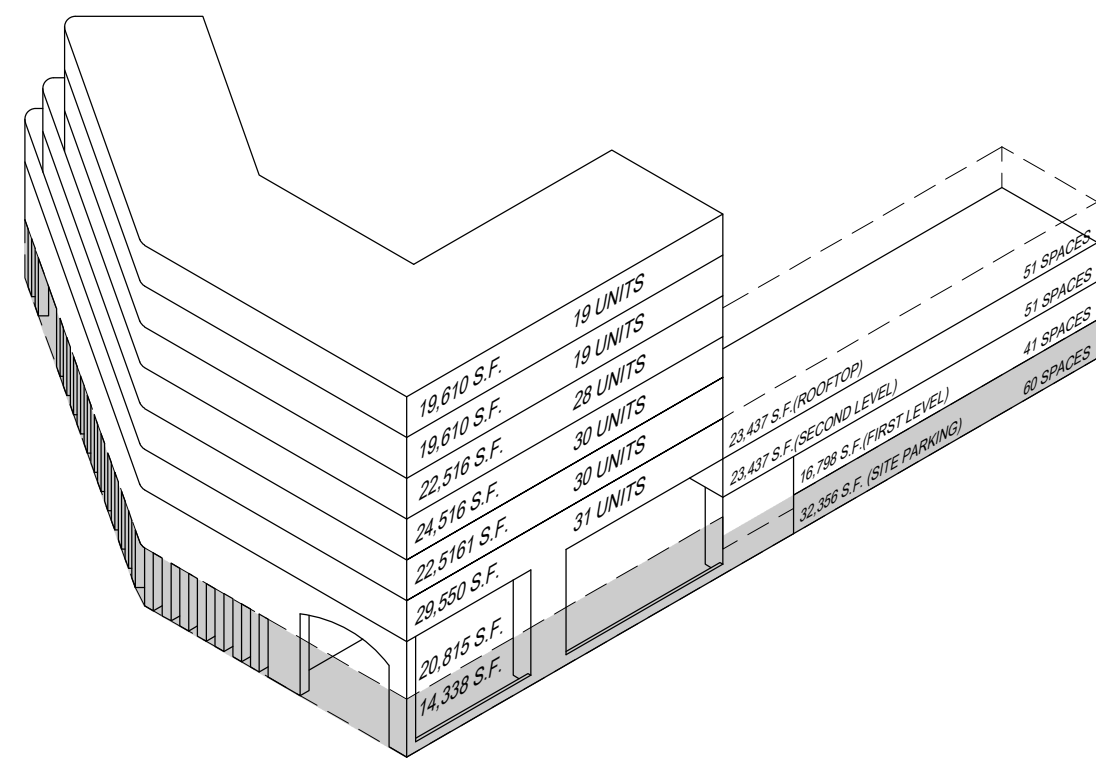
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
A: NUMBER OF PARKING SPACES ISLAND AND CARS A.D.A	SUPPD	206
B: OFF-STREET LOADING AREAS	1	1
B: BICYCLE RACK SPACE	1	1

PROJECT INFORMATION						
PROJECT BREAKDOWN						
LOCATION	BUILDING AREA	ARCADE AREA	PARKING AREA	LANDSCAPE AREA	PARKING STALLS	UNITS (TYPE)
GROUND FLOOR	14,338 S.F.	2,799 S.F.	19,227 S.F.	19,068 S.F.	60 SPACES (GROUND)	N/A
SECOND FLOOR	19,997 S.F.	N/A	16,167 S.F.	N/A	41 SPACES (FIRST LEVEL)	N/A
THIRD FLOOR	23,775 S.F.	N/A	22,815 S.F.	4,556 S.F.	51 SPACES (SECOND LEVEL)	31 (STUDIO)
FOURTH FLOOR	22,497 S.F. + 1,487 S.F.	N/A	22,815 S.F.	N/A	51 SPACES (ROOFTOP LEVEL)	30 (STUDIO)
FIFTH FLOOR	22,497 S.F.	N/A	N/A	N/A	N/A	30 (STUDIO)
SIXTH FLOOR	18,628 S.F. + 3,829 S.F.	N/A	N/A	N/A	N/A	28 (STUDIO)
SEVENTH FLOOR	18,628 S.F.	N/A	N/A	N/A	N/A	19 (ONE BEDROOM)
EIGHTH FLOOR	18,628 S.F.	N/A	N/A	N/A	N/A	19 (ONE BEDROOM)
TOTAL	163,530 S.F.	2,799 S.F.	81,024 S.F.	23,624 S.F.	203 SPACES	157 UNITS

INDEX OF DRAWINGS

- A001COVER SHEET
- A0028TH STREET RENDERING
- A003SYLVANIA AVENUE RENDERING
- A004PROJECT INFORMATION / INDEX
- A005ZONING INFORMATION
- A101SITE PLAN / FIRST FLOOR PLAN
- A102SECOND FLOOR PLAN
- A103THIRD FLOOR PLAN
- A104FOURTH FLOOR PLAN
- A105FIFTH FLOOR PLAN
- A106SIXTH FLOOR PLAN
- A107SEVENTH FLOOR PLAN
- A108EIGHTH FLOOR PLAN
- A201EXTERIOR ELEVATIONS
- A202EXTERIOR ELEVATIONS
- A203EXTERIOR ELEVATIONS
- A301BUILDING SECTIONS
- A401DETAILS AND MATERIALS
- C1PROPERTY SURVEY
- L1TREE DISPOSITION PLAN
- L2PLANTING PLAN AT GRADE
- L3PLANTING PLAN ON THIRD FLOOR





SITE PLAN AREA	
SITE PLAN	AREA (SF)
LANDSCAPE AREA	19,557
IMPERVIOUS AREA (GROUND PARKING)	32,356
BUILDING GROUND FLOOR PLAN	
BUILDING AREA	AREA (SF)
BUILDING AREA	14,218
ARCADE AREA	2,210

PROJECT PROGRAM			
COLOR CODE	AREAS	DESCRIPTION	
	UNITS	STUDIO/1 BEDROOM "WITHOUT KITCHEN"	AVERAGE SF: 195.5
	SUPPORT	LINEN SUPPLY / HOUSEKEEPING / TRASH / STAFF	
	SERVICE/SUPPORT: HOUSEKEEPING	DIR. HOUSEKEEPING OFFICE/ CENTRAL SUPPLY/ CENTRAL LAUNDRY/ MAINTENANCE SHOP/ OFFICE MECH. ROOM/ RECEIVING DOCK/ TRASH	
	PARKING	PARKING STRUCTURE, GROUND PARKING, INCLUDING VERTICAL CIRCULATION	



## CITY OF WEST MIAMI NOTICE OF PUBLIC HEARING

On Wednesday, April 20th, 2022 at 7:30 P.M. the City of West Miami City Commission will hold a Public Hearing at the City of West Miami Commission Chambers, 2nd floor, 901 S.W. 62nd Avenue, West Miami, Florida, to consider the recommendation of the Planning and Zoning Board on the agenda item (s) listed below, and to hear views of interested persons. The City Commission will then render a final decision on the application.

**Public Hearing Agenda Item**  
**SUPPD # 2021-005**

**Property Addresses:** 5920 SW 8 Street  
West Miami, FL 33144  
5930 SW 9 Street  
West Miami, FL 33144

**Applicants:**

Renaissance Ballrooms, Inc.  
6971 SW 79 AVE.  
Miami, FL 33143

Ramiro Menendez  
474 Hunting Lodge Dr  
Miami Springs, FL 33166

Applicants request a "Special Use Permit for Planned Development" for the property at 5920 SW 8 Street and 5930 SW 9 Street, West Miami, FL. 33144. The property at 5920 SW 8 Street totals 37,408 square feet on the front irregular parcel and 15,626 square feet in the rear parcel. The total acreage for the "C" parcels is .86 acres and the total acreage of the "R5" Off-street Parking for Commercial parcel is 0.36 and the total acreage for the "R2" Duplex is 0.14 for a combine total of 1.364 acres. The parcels of land are within the "mixed use corridor. The applicant is requesting to build an 8-story building on the front parcel with an attached three-story, four level parking garage on a portion of the rear parcels. The main building consists of 157 residential units with a total building square footage of 163,530.

Zoning Ordinance 282 Sec.2B, 4.23, 4.3, 4.32-4 Ord. 2014-01



NOTE: Information relative to this application is available for review by the public at the West Miami City Hall, 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)-266-1122.

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.

Annery Gonzalez, MMC  
City Clerk  
4/8

22-121/000/589927M

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

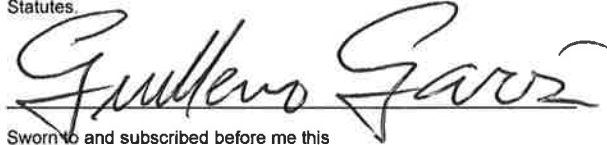
CITY OF WEST MIAMI - PUBLIC HEARING - SUPPD # 2021-005  
- APR. 20TH, 2022

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

**SEE ATTACHED**

04/08/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this  
8 day of APRIL, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me

