



VILLAGE OF VIRGINIA GARDENS

MINUTES

PLANNING & ZONING BOARD

WEDNESDAY, APRIL 14, 2016 AT 6:30 PM

Meeting was called to order at 6:35pm by chairperson Virginia Howard

Members present were; Chairperson Virginia Howard, Lisa Fratarcangeli, Mayda Miranda, Emilio Guerra, and Mary Cabeza. Personnel present; Village Architect Manuel Perez-Vichot, and Administrative Assistant Tracy Byrd. Village Attorney Jose Herrera was absent. In addition, homeowner, 3931 nw 59 ave, Albert Quintana was in attendance to present to the board.

Meeting was called to order by Chair Howard at 6:35pm

Approval of Minutes

1. Meeting of Oct. 28, 2015

Motion to approve minutes made by Member Guerra, 2nd by Member Cabeza. Motion passes unanimously.

Old Business

1. NONE

New Business

1. Annual election of Chairperson – no nominations were made, Virginia Howard remains the chairperson.
2. Variance Request

ADDRESS OF PROPERTY:

3931 NW 59 AVENUE,
VIRGINIA GARDENS, FL33166

OWNER – ALBERT & IVETTE QUINTANA

FOLIO: 26-3025-005-0290

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY ALBERTO AND IVETTE QUINTANA WITH RESPECT TO CHAPTER 16, SECTION 6 OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR THE INSTALLATION OF A CONCRETE PAVER DRIVEWAY:

Section 6.2.1 - Variance to allow an impervious surface ratio of 41% where 30% is allowed

Chair Howard introduces the variance request for the record and invites Mr. Quintana to address the board.

Mr. Quintana explains what he is asking for in the variance. He explains that currently the property only has two cement parking strips and his daughter need a large area because she is in a wheelchair. She use to use crutches but no longer has the strength and is in her wheelchair most of the time. She is unable to push herself through grass. The brick area will give her the ability to gain access to her wheelchair lift that is located on the side of house. It is difficult for the family to get her in and out of the car with the current conditions of the driveway area.

Mr. Quintana brought a sample of the bricks that will be used to make the driveway area and presents it to the boards.

The permeability and layout of the bricks are discussed with the board.

Member Guerra discusses the percolation with bricks and also points out that this family has a clear hardship. Member Guerra makes a motion to approve the variance, 2nd by member Miranda. Chair Howards asks if there is any more discussion.

Chair Howard asks about the side setback of the driveway to the property line. She asks for clarification on the dimensions of the driveway.

Village architect Mr. Perez-Vichot explains the setbacks to the board and to Mr. Quintana.

Motion to approve variance passes unanimously.

Chair Howard discussed with the board members charging a minimum permit fee for Mr. Quintana's project.

A motion to waive Village permit fees was made by Member Fratarcangeli, 2nd by Member Miranda. Passes unanimously.

Motion to adjourn made my member Guerra, 2nd member Miranda, motion passes unanimously.

Meeting ends 6.51 PM