



VILLAGE OF VIRGINIA GARDENS

MINUTES

PLANNING & ZONING BOARD TUESDAY, NOV. 14, 2017 AT 6:30 PM

Meeting was called to order at 6.32 pm by Chairperson Virginia Howard.

Members present were; Chairperson Virginia Howard, Lisa Fratarcangeli, Mayda Miranda, Mary Cabeza and Member Emilio Guerra. Personnel present; Village Attorney Jose Herrera, Village Architect Manuel Perez-Vichot, and Administrative Assistant Tracy Byrd. In addition, Attorney Daniel Espino, Richard Wasserstein, Mauricio Bello from Waterstone Capital Airport, LLC. were present.

Approval of Minutes:

Minutes from May 16, 2017 were approved. Motion was made by member Miranda. Second by member Fratarcangeli. Passed unanimously.

Old Business

1. NONE

New Business

1. Variance Request

ADDRESS OF PROPERTY:

5911 NW 36 STREET, VIRGINIA GARDENS, FL 33166

OWNER - WATERSTONE CAPITAL AIRPORT, LLC

FOLIO: 26-3025-001-0112

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY WATERSTONE CAPITAL AIRPORT LLC WITH RESPECT TO CHAPTER 16 SECTION 7.1.4A OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR THE CONSTRUCTION OF ADDITIONAL SIGNAGE:

Section 7.1.4A - Variance to allow for 357 square feet of signage for two(2) wall mounted signs and one(1) free standing monument sign; where eighty(80) square feet is allowed.

Chair Howard introduces the variance request to the board.

Village attorney Herrera requests to clarify aspects of the variance request for the board members. He argues that the signs on the building itself were already included in

the development agreement and therefore should not be included in this variance request. He explains that the building signs were part of the approved site plan. The monument sign was not included and that would require an amendment to the agreement.

Discussion regarding the development agreement and the sizes of the signs.

Mr. Daniel Espino from the law firm of Weiss Serota Helfman, introduces himself and addresses the board. He explains that the purpose of the requests is to seek relief from the village code in order to allow for the construction of hotel signage in the form of two building wall signs and one free standing monument sign. Mr. Espino explains that the development agreement and site plan did not take signage into consideration. He explains that the exact sign size requirements were not known at that time. The sign requirements are determined by the flag franchise. Candlewood Suites headquarters decided how large the signs would need to be. He also explains the location and design elements of the signs. None of the signs will be facing the residential district and they all comply with the other sign guidelines within VG code. Mr. Espino requests that the board consider the requests separate from the development agreement, much like other businesses have done along NW 36 street.

Chair Howard asks for clarification on the monument sign size. Member Guerra asks about the sign on the east face of the building. Mr. Espino discusses sizes, lighting and locations of all signs.

Mr. Richard Wasserstein addresses the board to discuss this request. He explains that the mistake was on their part to not include the monument sign on the original variances and site plan requests. He goes on to explain the importance of the monument sign and the additional wall signs to their business. These signs also let the passerby's know who they are and tells guests where the entrances are.

Mr. Espino and Mr. Herrera discuss whether or not an amendment to the development agreement is the procedure to follow or a separate stand alone variance for the signs is better.

Motion to approve the request to amend the development agreement is made by member Guerra.

Attorney Herrera clarifies the wording needed, "Approval of the amendment to the development agreement granting the variance for the signs both on the dimensions on the parapet of the building and the monument."

Second by member Miranda. Discussion about lighting. Motion is amended to include approval of lighting requirements prior to installation. Second again by member Miranda. Motion passes unanimously.

Motion to adjourn made by Member Miranda, second by Member Cabeza. Motion Passed unanimously.

Meeting ends 7:02 PM