



## VILLAGE OF VIRGINIA GARDENS

# MINUTES

### PLANNING & ZONING BOARD TUESDAY, APRIL 12, 2018 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 Architect Manuel Perez-Vichot, and Administrative Assistant Tracy Byrd. Absent but available by phone, Village Attorney Jose Herrera. In addition, Exis Toledo of Economy Sign, Lyn Minshew of MPAK construction, Marlene Rodriguez were present.

#### **Approval of Minutes:**

Meeting Called to order at 6:30pm

Minutes from November 14, 2017 were approved. Motion was made by member Guerra. Second by member Miranda. Passed unanimously.

#### **Old Business**

1. NONE

#### **New Business**

Motion to move item 1 (Annual selection of Chairperson) to the end of the meeting. Motion by member Miranda, second Guerra. Passes unanimously.

1. Variance Request

#### **ADDRESS OF PROPERTY:**

5875 NW 36 STREET, VIRGINIA GARDENS, FL 33166

**OWNER** – POP FLORIDA PROPERTIES LLC

FOLIO: 26-3025-001-0102

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY POP FLORIDA PROPERTIES 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 194.4 square feet for all business signage; where eighty (80) square feet is allowed, a difference of 114.4 square feet.*

Chair Howard introduces the variance request to the board.

Franklin Minshew the general contractor for the construction introduces himself and the sign installer. They explain that the square footage they are asking for is for several signs including clearance bars and menu boards.

Motion to approve made by Member Miranda, second by member Fratarcangeli. Passes unanimously.

Village Architect Perez-Vichot suggests that for the council meeting they should separate the directional signs/menus from the logo signs for ease of understanding.

## 2. Variance Request

### **ADDRESS OF PROPERTY:**

3830 NW 62 AVENUE, VIRGINIA GARDENS, FL 33166

**OWNER** –FABIAN MARRERO & MARLENE RODRIGUEZ

**FOLIO:** 26-3025-001-0220

THE FOLLOWING VARIANCE HAS BEEN REQUESTED BY FABIAN MARRERO AND MARLENE RODRIGUEZ WITH RESPECT TO CHAPTER 16 SECTION 6.2.1, CHAPTER 16 SECTION 6.6.2-3, AND CHAPTER 16 SECTION 4.2.1(C) OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR A GARAGE CONVERSION AND AN ADDITION TO THE FRONT OF THEIR RESIDENCE.

*Section 6.2.1 – Variance to allow a front set back of fourteen feet, five inches (14'5") for a porch entry where twenty-five (25') is required*

*Section 6.2.1 – Variance to allow a front set back of twenty-one (21') feet for a living room addition, where twenty-five (25') is required*

*Section 6.2.1 – Variance to allow impervious surface ratio of thirty-four (34%) percent were thirty (30%) percent is required.*

*Section 6.6.2-3 – Variance to allow for one (1) off street parking, where three (3) are required.*

*Section 4.2.1(C) – Variance to allow for an accessory structure to be relocated less than two (2') feet from the side and rear property lines where five (5') feet are required*

Chair Howard introduces the variance request to the board. The Village attorney was made available by phone. The homeowner Marlene Rodriguez states her name for the record.

Attorney Herrera explains to the home owner that there are issues with the land survey that was provided. There are inconsistencies with what the survey shows and what is actually on the property site. These inconsistencies cause problems with the lot coverage ratios. As a result of these issues Attorney Herrera recommends that this request be deferred until the issues can be resolved. Attorney Herrera believes that the best way to address the issues is to be allowed access to the property for an inspection to confirm the survey details and make any corrections that are needed.

Village Architect Perez-Vichot explains to the home owner what the discrepancies are with the survey. He explains the differences between lot coverage and impervious surface. He says the existing survey shows them at the maximum for the lot coverage and over the impervious surface percentage. Clarification is needed to be sure the correct variances are given.

Motion to defer this request made by Member Miranda second Member Guerra. Passes unanimously

3. Annual selection of P&Z board chairperson

Motion to retain current chairperson, Virginia Howard, made by member Guerra. Second by member Miranda. Passes unanimously.

Chair Howard would like to look into if Value Store-it pays the proper fees to rent conference rooms.

Motion to adjourn made by member Miranda, second member Miranda. Passes unanimously.

Meeting ends 7:30 PM