



VILLAGE OF VIRGINIA GARDENS

MINUTES

PLANNING & ZONING BOARD MONDAY, JULY 30, 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. Member Emilio Guerra was absent. Personnel present; Village Architect Manuel Perez-Vichot, Village Attorney Jose Herrera, and Administrative Assistant Tracy Byrd.. In addition, Mr. Daniel Espino, Mike Schweiger(Real estate Broker), and Kevin Plenge (Praxis3 architects).

Meeting Called to order at 6:28pm

Approval of Minutes:

Minutes from April 12, 2018 were approved. Motion by Miranda, second by Fratarcangeli. Passed unanimously.

Old Business

1. NONE

New Business

- Village attorney introduces the requests.
1. Variance Request

ADDRESS OF PROPERTY:

3701 NW 66 AVENUE, VIRGINIA GARDENS, FL 33166

OWNER- TAURUS GROUP HOLDINGS LLC

FOLIO: 26-3025-001-0290

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY TAURUS GROUP HOULDINGS LLC WITH RESPECT TO CHAPTER 16 SECTION 6.2, 6.2.3, 6.6, 6.8, AND 6.10.3 OF THE VILLAGE OF VIRGINIA GARDENS CODE IN CONNECTION WITH A SPECIAL USE EXCEPTION SO AS TO PERMIT FOR USE AND OCCUPANCY OF THE PROPERTY AS AN AUTOMOBILE STORAGE FACILITY:

Section 6.2 - Variance to permit a front setback of 12.58 feet, where the Code requires a front setback of 25 feet, providing for a waiver of 12.42 feet of the minimum required front yard setback of 25 feet.

Section 6.2 - Variance to permit a rear setback of 8.9 feet, where the Code requires a rear setback of 15 feet, providing for a waiver of 6.1 feet of the minimum required rear setback of 15 feet.

Section 6.6 - Variance to permit only 13 parking spaces, where the Code requires a minimum of 14 parking spaces, providing for a waiver of 1 parking space.

Section 6.8 - Variance to permit maintaining the existing iron fence, supplemented with a hedge landscape buffer, where the Code requires a masonry wall where the commercial use or occupancy abut residential district.

Section 6.2.3 - Variance to permit a side setback of 19.8 feet, where the Code requires a 25 feet side setback.

Section 6.10.3 - Variance to permit an asphalt driveway on the south side of the property, where the Code requires as a landscape transition zone along the property boundary to serve as a buffer/screen between incompatible use districts.

Attorney Herrera requests to address some of the existing conditions that require a variance. The are existing non-conforming conditions that are going to remain.

Section 6.10.3 - Variance to permit an asphalt driveway on the south side of the property, where the Code requires as a landscape transition zone along the property boundary to serve as a buffer/screen between incompatible use districts.

Mr. Herrera explains that the purposed driveway will be closest to the property to the south side, where there is a purposed hotel in the future. Currently there is a driveway and parking there now.

Section 6.2.3 - Variance to permit a side setback of 19.8 feet, where the Code requires a 25 feet side setback.

This condition already exists. The property owners cannot move the existing building. Basically, this will be a grandfathering of the existing side setback.

Section 6.8 - Variance to permit maintaining the existing iron fence, supplemented with a hedge landscape buffer, where the Code requires a masonry wall where the commercial use or occupancy abut residential district.

There is an existing iron fence around the property. The VG water department has marked a water line that runs along that property line and a masonry wall would not be able to be installed without relocating the entire main line.

Section 6.6 - Variance to permit only 13 parking spaces, where the Code requires a minimum of 14 parking spaces, providing for a waiver of 1 parking space.

The parking situation should not be an issue and if need be the existing parking can be changed in width to meet. But the use of the building would not need parking for that many cars outside.

Section 6.2 - Variance to permit a rear setback of 8.9 feet, where the Code requires a rear setback of 15 feet, providing for a waiver of 6.1 feet of the minimum required rear setback of 15 feet.

The building backs into the VG field and park. They are reducing the 15 to 8.9.

Section 6.2 - Variance to permit a front setback of 12.58 feet, where the Code requires a front setback of 25 feet, providing for a waiver of 12.42 feet of the minimum required front yard setback of 25 feet.

Mr. Herrera explains that they are asking to build out from the existing building forward. He points out that front setback variances historically have been minimal. As an example, he uses the proposed hotel next door. They had to revise their plans numerous times to get the front back infringement as little as possible.

At this point the Village attorney turns the meeting over to Chair Howard.

Chair Howard asks if the anyone would like to speak on behalf of the Variance requests before the board takes up any further discussion.

Attorney Mr. Daniel Espino introduces himself to speak on behalf of the requests.

Mr. Espino explains the history of this property and what the requests are to accomplish. Mr. Espino discusses that the use they are proposing would be the least impactful to the surrounding area. They are using the terms car vault, car storage.

A conceptual rendering is presented to the board.

Mr. Espino explains, "The car vault is a members only storage facility for classic muscle and exotic and high end vehicles. It provides professional, secured, and climate-controlled setting for both long term and short-term automobile storage. The facility would not be open to the public...it is not a showroom, not a car dealership, its only open to members and their guest by appointment only."

Mr. Espino goes on to explain how the car vault would work with a series of specialized car racks that stack vehicles vertically. Mr. Espino points out the areas of the conceptual drawings that correspond with variance requests.

Member Miranda asks how many cars can be kept on the site using the stacking system. There was no definitive answer but somewhere between 120 and 130 vehicles.

Member Fratarcangeli asked about the hours of operation. They explain that it would be on demand. Technically they could set appointments that suit their clients. If a member flies in at 1am they could technically make an appointment to retrieve their vehicle.

Mr. Espino discusses how delivery of vehicles will work and the times that would be used. He also explains that the noise of the mechanics involved in the car lifts will be contained inside the building.

Chair Howard asks about the security systems that will be in place. There will be cameras and possibly on-site security.

Village Architect Mr. Perez-Vichot has concerns regarding the single-family home that will be adjacent. He requests that with the absence of a masonry wall that a very dense kind of shrub be used as the hedge between the two properties. He also suggests using a sound screen of some sort.

Discussion of location of a/c units.

Discussion of the front set back. Village attorney is concerned and would like a compromise. Mr. Espino explains further why the space in the front is needed. Board members discuss different options for minimizing the amount of space they are using in the front.

The possibility of relocating the mechanical and storage areas to the existing interior is discussed. That would make the area that extends in the front of the building not the full length of the existing and keep it further from the residential property.

Mr. Espino and his clients will take into consideration the feelings of the board regarding the front setbacks. They will do their best to re-design the front area to lessen the amount of space need in the front. They will present an updated rendering to the council when they come before them.

Mr. Herrera suggests, "the special exception to permit essentially off-street parking facility be approved with the following setbacks to accommodate the existing building as provided for in the variance requests. With the proviso that the front setback linear from north to south or south to north shall be limited to approximately forty feet. They are going to revise it so that we at least have closer to the residential, we try to preserve as much of the setback on the closer residential and the conditions would be the following which would be consistent with a covenant given by the property owners. No repair or service of any kind. No automobile washing or detailing that involves any kind of water or detergents, that covers the Mr. Green and the waxes. Hours of operation will be by appointment only. There will be no deliveries between the hours of 9pm and 5am."

Mr. Espino, "Can we say truck delivery or delivery by truck?"

Mr. Herrera, "Truck delivery, same thing as garbage pick-up, same schedule. As far as security system and cameras, you will get back to me on that, that the village would reserve the right to get a feed so that we can monitor the cameras. As far as the north fencing, there would be screening augmented with appropriate landscaping to be approved by the beautification committee as well as all landscaping would be approved by the beautification committee."

Motion to approve as stated by Attorney Herrera made by Member Fratarcangeli, second Member Miranda. Passes Unanimously.

Motion to adjourn by member Cabeza, second member Miranda. Passes unanimously.
Adjourn 730pm