



## VILLAGE OF VIRGINIA GARDENS

# MINUTES

### PLANNING & ZONING BOARD THURSDAY, SEPTEMBER 13, 2018 AT 6:30 PM

Meeting was called to order at 6.30 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, Robert Rodriguez home owner of 3711 nw 62 avenue was present.

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

Meeting Called to order at 6:30pm

Minutes from July 30, 2018 were approved. Motion was made by member Miranda. Second by member Cabeza. Passed unanimously.

#### **Old Business**

1. NONE

#### **New Business**

1. Variance Request

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

3711 NW 62 AVENUE, VIRGINIA GARDENS, FL 33166

**OWNER** – ROBERT RODRIGUEZ

FOLIO: 26-3025-016-0030

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED MR. ROBERT RODRIGUEZ WITH RESPECT TO CHAPTER 16 SECTION 6.8 (J) OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR A 10 FOOT PRIVACY FENCE ALONG THE REAR PROPERTY LINE OF THEIR PROPERTY. THEIR SINGLE FAMILY HOME ABUTS A MULTIFAMILY APARTMENT COMPLEX.

*Section 6.8 (J). The maximum height for any fence or wall is six (6) feet*

Chair Howard introduces the variance request to the board.

Mr. Robert Rodriguez introduces him self to the board as owner of 3711 NW 62 avenue. He explains why he is asking for a higher fence. He states the apartment complex property behind him is elevated more than his ground. This makes their parking area look directly into his yard. The wall on the apartment side only measure 4.5 feet. He goes into the lack of privacy he has and how people throw garbage and cigarettes into his yard. He refers to the

photographs he provided showing strangers leaning onto the wall looking into his property/ house.

Chair Howard asks about the neighboring property and their fence. Mr. rodriguez explains that he will install the same type of fence so that it will match and look nice. He also explains that he wants the higher fence to deter the apartment residents from hanging their laundry and shoes on it.

Member Fratarcangeli asks if the apartment complex is for rentals. Mr. Rodriguez explains it is and that he owns his single family home.

Member Fratarcangeli asks if Mr. rodriguez has complained to the apartment owner. He answers that no one has ever responded to him.

Member Guerra asks for clarification on the location of Mr. Rodrigues' property.

Member Miranda asks if the 10 foot fence would only be in the back. Mr. Rodriguez confirms that only the part on the rear property line would be 10 feet high.

Village architect Mr. Perez-Vichot discusses the code and how the apartment complex should have built a wall that was at least six feet above the crown of the road. He explains that perhaps that code was not in place when the complex was built.

Motion to approve the variance request made by Member Miranda, second Member Fratarcangeli. Passes unanimously.

Chair Howard introduces the next items on the agenda.

2. Discussion of 2019 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$50,000 for the improvements to the Athletic Complex Phase III.(Fencing)
3. Discussion of 2019 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$50,000 for the improvements to the Athletic Complex Phase IV. (Turf)

Chair Howard explains that the Village is applying for grants to install new fencing around the dugout area of the baseball field. The existing fencing is very old and in need of an update. Chair Howard also explains that the village is also applying for a grant to redo the baseball clay field in synthetic turf. The board members talk about how the turf would be a nice change and save money on maintenance.

Motion to approve the village applying for a grant to redo the fencing is made by member Guerra, Second Miranda, passes unanimously.

Motion to approve the village applying for a grant to change the clay field to turf made by member cabeza, second by member Miranda, passes unanimously.

Meeting ends 7:00 PM