



VILLAGE OF VIRGINIA GARDENS

MINUTES

PLANNING & ZONING BOARD THURSDAY, MARCH 14, 2019 AT 6:30 PM

Members present were; Chairperson Virginia Howard, Lisa Fratarcangeli, Mayda Miranda, and Member Emilio Guerra. Members absent were Mary Cabeza. Personnel present; Village Architect Manuel Perez-Vichot, and Administrative Assistant Tracy Byrd. Absent but available by phone, Village Attorney Jose Herrera. In addition, Mr. and Mrs. Horta owners of 6371 nw 40 street, and Mr. Fabian Marrero and his wife, owners of 3830 nw 62 avenue, and their architect Mr. Juan David.

Approval of Minutes:

Meeting Called to order at 6:25pm

Minutes from Nov. 13, 2018 were approved. Motion was made by member Miranda. Second by member Cabeza. Passed unanimously.

Old Business

1. NONE

New Business

1. Annual election of chairperson

Member Miranda nominates member Howard to remain the chairperson. Motion is seconded by member Fratarcangeli. Passes unanimously.

2. Variance Request

ADDRESS OF PROPERTY:

6371 NW 40 STREET, VIRGINIA GARDENS, FL 33166

OWNER – ALEJANDRO & JALITZE HORTA

FOLIO: 26-3025-003-0240

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY MR. ALEJANDRO HORTA AND MRS. JALITZE HORTA WITH RESPECT TO CHAPTER 16 SECTION 4.2.4 (E) OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR A POOL 5 FEET FROM THE EAST PROPERTY LINE WHERE 10 FEET IS REQUIRED.

E. Swimming pools, not to be enclosed by a structure other than fences or screening as required or permitted by the city, may be constructed within yard areas except the required front yard, required street side yard, or required street rear yard as prescribed by this chapter. However, no part of the pool structure may protrude more than 12 inches above finished ground level and the pool walls shall be at least 10 feet from the lot lines. In determining the

percentage of coverage of a lot by buildings, swimming pools which are not enclosed shall not be counted in the computation, however all impervious coverage standards still apply. Above ground pools will be subject to the regulations of accessory structures.

Chair Howard introduces the variance request to the board and invites the homeowners to address the board.

Mr. Alejandro Horta introduces himself and his family. He explains that due to the small size of their property lot they cannot meet the 10 feet setback on the east side. He explains how having this pool will add to his families enjoyment of their property.

Chair Howard asks if any letters against the variance request were received. None were.

Motion to approve a variance for a 5-foot set back for the pool wall made by member Guerra, second Member Miranda. Passes unanimously.
Chair Howard advises the Horta family that they need to attend the council meeting next Thursday 3/21/19 at 6:30pm.

Chair Howard introduces the next items on the agenda.

3. 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 VARIANCES HAVE BEEN REQUESTED BY MR. FABIAN MARRERO AND MRS. MARLENE RODRIGUEZ WITH RESPECT TO CHAPTER 16 SECTION 6.2.1, CHAPTER 16 SECTION 6.6 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 seventeen feet (17') for an entry where twenty-five feet (25') is required

Section 6.6 – Variance to allow for parking dimension length of eighteen feet and six inches (18'6") where nineteen feet (19') is required

Mr. Fabian Marrero introduces himself and his family. He is also joined by his architect Mr. Juan David. Mr. David explains what variances they are asking for. They need a set back of 17-ft for the porch entry and 20 feet for the wall of the media room. Also, for they need 6 inches off the parking length.

Member Guerra notes that the existing garage doesn't even meet the current 25 foot setback.

Member Howard asks about the cement they are removing to meet the impervious percentage.

Discussion regarding septic tank location. Members believe that the septic tank and drain field location could be a problem in the future for the homeowner. Mr. David explains that they are aware of the issues and know they will have to get health department approval.

Village Architect Mr. Perez-Vichot asks for clarification about whether or not the non-conforming existing shed will be removed. The owner confirms that the shed will be removed and the final set of plans will indicate removal.

Discussion about the corrected survey and removal of part of the existing terrace. Mr. Perez-Vichot points out that the homeowners make a good effort to comply with the rest of our code and wants that to be noted.

Discussion of the final look of the of house and where the porch entry will be also noting the enclosed portion of the old porch will be 20 feet from the front property line.

Motion to approve the setback request of 17 feet for entry and 20 feet for existing porch enclosure made by member Fratarcangeli. Seconded by member Miranda. Motion passes 3 yes(Fratarcangeli, Miranda, Howard) and 1 no(Guerra).

Motion to approve the parking variance made by member Fratarcangeli, second member Miranda. Motion passes 3 yes(Fratarcangeli, Miranda, Howard) and 1 no(Guerra).

Good and Welfare

Member Guerra asks to talk about the parking issues within the village. The board discusses the meetings that have been going on regarding the ongoing parking complaints within the village.

Motion to adjourn by member Guerra, second member Fratarcangeli. Pass unanimously.

Meeting ends 6:55 PM