



VILLAGE OF VIRGINIA GARDENS

MINUTES

PLANNING & ZONING BOARD TUESDAY, NOVEMBER 13, 2018 AT 6:30 PM

Meeting was called to order at 6.35 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, and Administrative Assistant Tracy Byrd. Absent but available by phone, Village Attorney Jose Herrera. In addition, Marcel Rivera (Husband of Maryangela Romero) home owner of 6210 nw 37 terrace was present.

Approval of Minutes:

Meeting Called to order at 6:30pm

Minutes from Sept 13, 2018 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:

6210 NW 37 TERRACE ,VIRGINIA GARDENS, FL 33166

OWNER – MRS. MARYANGELA ROMERO

FOLIO: 26-3025-006-0220

A VARIANCE HAS BEEN REQUESTED BY MRS. MARYANGELA ROMERO WITH RESPECT TO CHAPTER 16 SECTION 6.2.1 OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR AN IMPERVIOUS LOT COVERAGE RATIO OF 39.8% WHERE 30% IS ALLOWED IN ORDER TO REPLACE A DRIVEWAY.

Section 6.2.1(TABLE) Impervious coverage for single family home is no more than 30 percent.

Chair Howard introduces the variance request to the board. Mr. Rivera introduces himself to the board and states his address. Mr. Rivera details the many issues they have had in trying to replace their damaged driveway including hiring several different people to find the septic tank. They bought the property with all the paving already in place. The previous homeowners gave them false information regarding several items. He explains how the

driveway in the front is “terrible” and “lifting up off the floor”. He goes on to explain how they trip over the broken pieces. They have also modernized the interior of the house and the front driveway brings down the whole look of their property. He explains that they would like to have concrete pads in place of the current driveway and enlarge the center island. They are also removing a side cement walkway along the house to help with the lot coverage. He explains that there will be separation between the concrete pads for grass and or rock.

Village architect Mr. Perez-Vichot asks for the current existing impervious coverage, specifically how large is the current driveways square footage.

Mr. Rivera was unsure of the current measurements but had the information for what they are proposing.

Discussion over the areas that will be grass and what will be removed.

Member Fratarcangeli asks how much space will be between each concrete pad area. Mr. Rivera was not sure but stated that he could get that information. Mr. Perez-Vichot explains that the spacing between is important for them to know because it affects the drainage.

Further discussion over the layout of the driveway.

Mr. Rivera explains why they also need to fill in the small area in the back where the old wood deck was. The existing pool and pool deck area is elevated to be level with the exits of the back of the house. You go up stairs in the front to enter the house but the back is one raised level. They want to keep the deck uniform so no one falls. Chair Howard asks if they are replacing the pool deck. Mr. Rivera explains they are not. They only want to fill in the small area that the previous owns left covered by wood, he believes it is 10ft by 10ft. Mr. Perez-Vichot presents the idea of the homeowner possible using pavers instead of concrete. Discussion about cost of pavers.

Chair Howard requests the home owner to obtain more detailed plans with dimensions and spacing of the front driveway area.

Discussion regarding the septic tank and drainfield location.

Homeowner agrees to get a more detailed site plan with dimensions and spacing.

Chair Howard requests that the homeowner also get the calculations of what the existing current impervious is on site so that it can be compared to what is being proposed. Discussion about the spacing between board members. They suggest 4-6 inches between each concrete.

Mr. Perez-Vichot also suggests looking into pervious concrete. However the cost is higher.

Board discusses making stipulations regarding the issues with this request. Specifically addressing spacing, dimension of the concrete pads and calculation of current impervious coverage.

Motion to approve with the stipulation that the owner bring updated drawing that includes spacing of 4-6inches between concrete pads, with the dimensions of the pads as well. Also, include the existing coverage made by Member Fratarcangeli, second Member Cabezas. Passes Unanimously.

Chair Howard explains that the owner will need to present this information at the council meeting on Thursday at 6:30pm.

Motion to adjourn by member Miranda, second Member Cabezas. Passes Unanimously.

Adjourn 7:30pm