

Virginia Howard
Chair President



Members
Mary Cabeza
Lisa M. Fratarcangeli
Emilio Guerra
Maira Miranda

Planning & Zoning Meeting
Minutes
August 11, 2022
6:30 p.m.

1. Call to Order

Chair President Virginia Howard called the meeting to order at 6:35 p.m.

2. Invocation

3. Pledge of Allegiance

Chair President Virginia Howard led the Pledge of Allegiance.

4. Roll Call

Chair President Howard, Member Guerra, Member Cabeza, Member Fratarcangeli, Village Architect Perez-Vichot, and Attorney Cuadra were in attendance.

5. Meeting Notices

- Any person who decides to appeal any decision of the Village Council with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
- Pursuant to the provisions of the **Americans with Disabilities Act**, any person requiring special accommodations to participate in this proceeding is asked to advise the Village at least 2 days before the proceeding by contacting the Village Clerk's office at **305-871-6104**.

6. Approval of Minutes

(A) None

7. Announcement of Amendments/Corrections to the Agenda

(A) Item 9 (C) has been redacted from agenda. This item has been approved by the Beautification committee on August 3, 2022.

A motion to remove Item 9 (C) made by Member Guerra was seconded by Member Cabeza. The motion passed 3-0.

8. Old Business

(A) Annual section of P&Z board chairperson.

A motion to appoint Virginia Howard as chairperson made by Member Guerra was seconded by Member Fratarcangeli. The motion passes 3-0.

9. New Business

(A) **Variance Request**

ADDRESS OF PROPERTY:

6355 NW 36 STREET, VIRGINIA GARDENS, FL 33166

OWNER – LAS MERCEDES HOLDING III LLC

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY APPLICANT WITH RESPECT TO CHAPTER 16, SECTION 7 OF THE VILLAGE OF VIRGINIA GARDENS CODE:

- 1. Section 7.1.4(a) - Variance to allow sign exceeding maximum of 80 sq. ft. (555 sq. ft.)**
- 2. Section 7.1.4(c)(3) - Variance to allow set back requirement of less than required 50 ft minimum. (36 ft 7 in)**

Attorney Cuadra noted that there was a scrivener's error for number 2 of this Variance. Attorney Cuadra stated that item 2 should be corrected from Section 7.1.4(c)(3) to Section 7.7.4 (c)(2).

Village Architect Perez-Vichot mentioned that there are two signs for the first section of this variance request, both being 555 sq. feet.

Priscilla Pagan, who works for Miami Banners and Signs (MBS), introduced herself and stated that their company is the one putting the signs for Las Mercedes. Priscilla mentioned that Las Mercedes wanted to put two signs, one on the east side and one on the west side. Priscilla stated that this will help give direction to the building. Priscilla stated that the Village only allows one sign and allows for it to be 80 sq. feet, so they are applying for the two variances. Priscilla mentioned that the signs will be backlit and stainless steel that will read, "Las Mercedes."

Chair President Howard asked Priscilla Pagan if this entire building will be a medical building. Priscilla Pagan replied that currently the building is not completely a medical office, but Las Mercedes might decide to make it so in the future. Priscilla mentioned that this building will be Las Mercedes headquarters.

Attorney Cuadra stated that the staff recommends approval to this board and the Council will receive the same recommendation.

A motion to approve the variance Section 7.1.4(a) for Las Mercedes Holdings III LLC made by Member Fratarcangeli was seconded by Member Cabeza. The motion passed 2-1.

For item number 2 of this variance, Chair President Howard mentioned that the sign on the east side will be off-center of the building. Priscilla mentioned that if they centered the sign, they would still impede on the 50 sq. feet minimum due to the width of the sign, but the client requested the sign to be this way. Priscilla said that she and the client wanted to try with this variance, but understand if it does not get approved. Chair President Howard's opinion is that the sign should be centered. Chair President Howard and Planning and Zoning members requested that before this variance is presented to the Council for Priscilla Pagan and Las Mercedes should provide something different as in moving the sign to the left and to bring some pictures showing this for the Council to view. Priscilla Pagan agreed to this and stated that she will provide those calculations.

Member Guerra stated that this east sign cannot be centered due to the size of it and, therefore, should be smaller. Attorney Cuadra stated that the sign can be offset enough. Attorney Cuadra stated that should the Council deny this particular part of the variance request, Las Mercedes can still put up the same 555 sq. foot sign but it cannot be center as it doesn't meet the 50 foot set-back.

Member Guerra made a motion to deny the variance request Section 7.7.4(c)(2) for Las Mercedes Holdings III LLC. The motion was denied 3-0.

(B) Variance Request

ADDRESS OF PROPERTY:

3814 CURTIS PARKWAY, VIRGINIA GARDENS, FL 33166

OWNER – VITO LA FORGIA, LFR LLC

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY APPLICANT WITH RESPECT TO CHAPTER 16, SECTION 7 OF THE VILLAGE OF VIRGINIA GARDENS CODE:

1. Section 7.1.4(a) - Variance to allow sign exceeding Gross Area maximum of 80 sq. ft. (190 sq. ft.)

Gil Acevedo of Hunton Andrews Kurth introduced himself on behalf of Vito La Forgia, LFR LLC. Gil Acevedo stated that the sign they are proposing is 190 sq. feet and the facade of the building on Curtiss Parkway is 2,275 feet of length. Gil stated that due to the length of the building, they are requesting a bigger sign to make it proportional to the building. Gil Acevedo mentioned that PAN AM sign was 150 sq. feet for comparison.

Village Architect asked Gil Acevedo if the sign will be placed parallel to the top of the parapet. Mr. Acevedo stated that the roof is slightly slanted or curved, but confirmed that the sign will be parallel to the ground.

Chair President Howard stated that there was no complaints or objections from any of the residents regarding these variances. Chair President Howard mentioned that notices went out to the surrounding residents a few weeks ago.

A motion to approve the variance Section 7.1.4(a) for Vito La Forgia, LFR LLC made by Member Guerra was seconded by Member Cabeza. The motion passed 3-0.

~~(C) Request approval of screening buffer for the mechanical parking location of the Holiday Inn Hotel.~~

10. Good & Welfare

Member Guerra stated that with the annexation happening soon, these Planning & Zoning meetings will probably be different and requested help from the County especially for the new area.

11. Adjournment

A motion to adjourn the meeting made by Member Guerra was seconded by Member Fratarcangeli. Chair President Howard adjourned the meeting at 7:09 p.m.