



Fred Spencer Deno IV
Mayor

Gabriel Fernandez
Council President

Council Members
Jorge Arce
Richard Block
Debra Conover
Elizabeth Taylor-Martinez

Regular Council Meeting
Agenda
July 17, 2025
6:30 p.m.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
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. Presentations

7. Citizens Comments

(a) – Read Statement from Theo Karantsalis into the record.

Good evening, councilmembers. My name is Theo Karantsalis, a Miami Springs resident.

Since the Village is a stakeholder in the Miami Springs–Virginia Gardens Freebee shuttle service, I respectfully ask for your support in urging Miami Springs to add real-time tracking to the route.

The service would better serve our communities if we knew where it was or when it will arrive. Tracking would improve reliability, ridership, and overall accessibility.

Thank you for your time and consideration.

8. Announcement of Amendments/Corrections to the Agenda

9. Approval of Minutes

- (a) – Regular Council Meeting – May 15, 2025
- (b) - Special Council Meeting – May 28 2025

10. Mayor's Report

11. Administrative Items

(a) – Administration

(b) - Beautification

The minutes for the month of June and July have submitted.

(c) – Planning & Zoning

The Minutes for the month of July 2025 have been submitted.

1. Variance Request:

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY 36TH ST STORAGE LLC WITH RESPECT TO CHAPTER 16 SECTIONS 3.3.2(d), 6.6, 6.23, & 6.6.2 OF THE VILLAGE OF VIRGINIA GARDENS CODE SO AS TO ALLOW FOR THE DEVELOPMENT OF A SEVEN-STORY HOTEL

Section 3.3.2(d): To allow Hotel in Restricted Commercial District via “special exemption” since it is not included in uses allowed.

Section 6.6: To permit a F.A.R. of 1.21 where Section 6.6-Table 6.6.1 – Lot dimensions, Setbacks and Bulk Requirements - of the Village's Code for Restricted Commercial specifies an F.A.R. of 1.0 maximum.

Section 6.6 Table 6.2.1 - which restricts the height to three (3) stories and forty-five (45) feet. The Owner is seeking a variance to permit a construction of seven (7) stories with a height of seventy-four (74) feet to the roof line and a four (4) foot parapet, for an overall height of seventy-eight (78) feet for the building perimeter walls, but elevator overrun eighty-three (83) feet and architectural feature facing 36th Street with a maximum height of eighty-nine (89) feet.

Section 6.2.3(6) Table 6.2.1 - which requires a Front Setback (36 Street) of thirty-five (35) feet. The Owner is seeking a variance to permit a Front Setback of twenty-four feet seven inches (24'7) and twenty-one feet seven inches (21'7).

(d) – Public Safety

1. The statistics for the month of May and June 2025 have been submitted.

(e) – Public Works

(f) – Recreation

(g) – Resolutions

1. Resolution

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, APPROVING A NEW DEVELOPMENT AGREEMENT WITH 36TH ST STORAGE, LLC TO BUILD AND OPERATE A SEVEN-STORY HOTEL, ON A PARCEL OF LAND IDENTIFIED BY FOLIO NUMBERS 26-3025-001-0291 AND 26-3025-001-0188, LOCATED AT 6555 & 6595 NW 36TH STREET; REAFFIRMING AND INCORPORATING ALL PREVIOUSLY APPROVED VARIANCES; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

2. Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM 36TH ST STORAGE, LLC TO BUILD AND OPERATE A HOTEL, ON A PARCEL OF LAND, AT 6595, 6555, AND 6501 NW 36 STREET, IDENTIFIED UNDER FOLIOS NUMBER 26-3025-001-0291 & 26-3025-001-0188; PROVIDING CONDITIONS FOR APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

3. Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM 36TH ST STORAGE, LLC TO BUILD AND OPERATE A HOTEL, ON A PARCEL OF LAND, AT 6595, 6555, AND 6501 NW 36 STREET, IDENTIFIED UNDER FOLIOS NUMBER 26-3025-001-0291 & 26-3025-001-0188; PROVIDING CONDITIONS FOR APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

12. Attorney's Report

13. Old Business

14. New Business.

15. Good & Welfare

16. Adjournment

NEXT COUNCIL MEETING: September 18th 2025 at 6:30 p.m.