



Fred Spencer Deno IV
Mayor

Gabriel Fernandez
Council President

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

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

1. Call to Order

Council President **Gabriel Fernandez** called the meeting to order at 6:35 p.m.

2. Invocation

Council Member Elizabeth-Taylor Martinez led the invocation.

3. Pledge of Allegiance

Council Member Elizabeth-Taylor Martinez led the Pledge of Allegiance.

4. Roll Call

Council President Fernandez, Council Member Arce, Council Member Block, Council Member Conover, Council Member Taylor-Martinez, Attorney Cuadra were in attendance. Mayor Spencer Deno IV was absent.

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) – Council President Gabriel Fernandez Read a Statement from Theo Karantsalis into the record.

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.

A motion to approve the minutes for the Regular Council Meeting held on May 15, 2025. and the Special Council Meeting held on May 28, 2025 was made by Council Member Conover and seconded by Council Arce. The motion passed unanimously (5-0).

10. Mayor's Report

11. Administrative Items

(a)-Administration

(b)-Beautification

- The Minutes for the month of July 2025 have been 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

- The Statistics for the Month of May and June 2025 have been submitted.
- The first Electric F-150 from a total of seven vehicles has been received.

(e)-Public Works

(f)-Recreation

(g)-Resolutions

1. Resolution

A RESOLUTION OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, APPROVING A NEW DEVELOPMENT AGREEMENT WITH 36TH 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.

A motion to approve Resolution 1. (g) Made by Council Member Taylor-Martinez and seconded by Council Member Arce. The motion passed unanimously (5-0).

2. Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM 36TH 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.

A motion to approve Resolution 2. (g) Made by Council Member Taylor-Martinez and seconded by Council Member Arce. The motion passed unanimously (5-0).

3. A RESOLUTION OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA GRANTING / DENYING VARIANCES OF CHAPTER 16 SECTIONS 3.32 (D); 6.2.1; 6.4.2; 6.6.(B) (4) AT 6595, 6555, AND 6501 NW 36 STREET, IDENTIFIED UNDER FOLIOS NUMBER 26-3025-001-0291 & 26-3025-001-0188; PROVIDING FOR FINDINGS OF FACT; AND PROVIDING FOR EFFECTIVE AN DATE.

A motion to approve Resolution 3. (g) Made by Council Member Arce and seconded by Council Member Taylor-Martinez. The motion passed unanimously (5-0).

12. Attorney's Report

Attorney Cuadra provided a brief overview of his discussion with the developers concerning variances and resolutions, highlighting key points related to the approval process and related considerations.

13. Old Business

None.

14. New Business

None.

15. Good & Welfare

- Council Member Conover expressed condolences to Village Clerk Maritza Fernandez on the passing of her parents, offering her strength during this difficult time.
- Council Member Conover also wished Member Block strength and good health during his treatment. Additionally, she sent prayers and well wishes for good health to Council Member Jorge Arce and Mr. Howard.
- Council Member Taylor Martinez extended prayers to Melanie and her family.
- Council Member Blocks announced that his son, Matthew, is getting married.

16. Adjournment

A motion to adjourn the meeting made by Council Member Taylor-Martinez and seconded by Council Member Conover. The motion passed unanimously (5-0).

Council President Fernandez adjourned the meeting at 7:11 p.m.

NEXT COUNCIL MEETING: September 18th, 2025 AT 6:30 P.M.