

Virginia Howard
Chair President



Members
Mary Cabeza
Lisa M. Fratarcangeli
Emilio Guerra
Mayda Miranda

Planning & Zoning Meeting
Minutes
March 12, 2026
5:30 p.m.

1. Call to Order

Chair President Virginia Howard called the meeting to order at 5:24 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. Mayda Miranda 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. Approval of Minutes

(A) None

7. Announcement of Amendments/Corrections to the Agenda

(A)

8. Old Business

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

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

Manny Perez recused himself.

Congratulation Ms. Howard Chair President!

9. New Business

(A) Mr. Reyson Morales Monroy is requesting site plan approval for a new one-story single-family home.

ADDRESS OF PROPERTY:

3809 NW 60 AVENUE, VIRGINIA GARDENS, FL 33166

OWNER – Mr. Reyson Morales Monroy

(B) No variances requested at this time

(C) Motion was in order to move to approve the site plans presented before the P&Z council. Mr. Guerra moved to approve the site plan, and Ms. Cabeza 2nd approval.

10. Good & Welfare

11. Adjournment

A motion to adjourn the meeting made by Member Guerra was seconded by Member Cabeza. Chair President Howard adjourned the meeting at 5:55 p.m.