



Village of Biscayne Park

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Planning & Zoning Board

Peter "Gage" Hartung
Chair

Andrew Olis
Vice-Chair

Elizabeth Hornbuckle
Board Member

Doug Tannehill
Board Member

Carl Bickel
Board Member

Mario Rumiano
Alternate Board
Member

Jeanie Bridges
Building Clerk

MINUTES

PLANNING & ZONING BOARD MEETING

Ed Burke Recreation Center

11400 NE 9th Court – Biscayne Park, FL

Thursday- October 10th, 2013- 6:30 p.m.

1. **CALL TO ORDER:** Meeting was called to order at 6:30 p.m.
2. **ROLL CALL:** Peter Hartung-Chair-present
Andrew Olis- Vice-Chair-present
Elizabeth Hornbuckle- Board Member- present
Doug Tannehill- Board Member- present
Carl Bickel-Board Member- absent
Mario Rumiano-Alternate Board Member- not present
Also in attendance, Jeanie Bridges, Building Clerk
3. **APPROVAL OF PAINT PERMITS:**
 - A. Romero- (walk-in)-11935 NE 11TH Place- motion by D.Tannehill seconded by E.Hornbuckle approved 4-0
4. **BUILDING PERMITS:**
 - A. Garnett-1155 NE 119TH St- Flat Tile Roof- motion by E.Hornbuckle seconded by D. Tannehill approved 4-0
 - B. Hamami-920 NE 108TH St- Tan Tile Roof- motion by A.Olis seconded by D. Tannehill approved 4-0
 - C. Sfez- 11816 NE 6th Ave- White Tile Roof- motion by A.Olis seconded by D. Tannehill approved 4-0
 - D. Tevini- 11806 NE 8th Avenue- white PVC fence- permit pulled by owner
 - E. Rumiano-560 NE 118th St.-new pool location-motion by A.Olis seconded by D. Tannehill approved 4-0
 - F. McKenzie-11080 Griffing Blvd-impact windows-motion by D. Tannehill seconded by E. Hornbuckle approved 4-0
 - G. Espinoza- 780 NE 119TH St- new roof on entry porch- motion by E. Hornbuckle seconded by A.Olis approved 3-0
 - H. Espinoza-780 NE 119TH St- tile roof-motion by E.Hornbuckle seconded by D. Tannehill approved 4-0
 - I. Espinoza- 780 NE 119TH St- after the fact permit for a shed- tabled for location and size
5. **Old Business:**
 - A. Halter-11155 Griffing Blvd-window revision for new home- motion by A.Olis seconded by D. Tannehill approved 4-0

- B. Rey- (walk-in)-990 NE 115th St- gravel Driveway- motion by A. Olis Seconded by D. Tannehill approved 4-0
- C. Sandi Busta – Project Name: Biscayne Park School and Early Learning Center. Subject property is located at 11173 Griffing Blvd, Biscayne Park. The applicant has submitted an application for a day care development on a portion of the property.

Chairman Hartung recognized in attendance Village Clerk Maria Camara, Village Attorney Eve Boutsis, and Alex David, Bell David Planners.

Attorney Boutsis: As this is a quasi-judicial matter, all staff in attendance and anyone in attendance planning to speak on the matter were sworn in.

Attorney Boutsis requested disclosures from each board member as to whether they have had discussions with anyone on this matter.

Tannehill: None.

Olis: None.

Hartung: None

Hornbuckle: None

Attorney Boutsis provided the background on this item and reviewed the documents provided to the Board.

Mr. David reviewed the application, no. 2013-01, and provided a summary review of the application and the twenty-five (25) conditions listed.

Joaquim Vargas, applicant's Traffic Engineer: A day care is not as intensive as a regular school. You have early drop-off and late pick-up which affects how traffic accumulates. The report provided is based on Miami-Dade County requirement which meets their code. Used the highest averages and it passed that test. Comparable site in Homestead which has light traffic. Preparation of a diagram for parents is critical. Suggests cones to block off driveway. The County takes current volume into consideration and adds the new volume for the day care. Based on this, it meets the test.

Public Comment:

Tracy Truppmann: Advertisement in the Daily Business Review is not adequate. Failure to disclose by not providing materials in advance. Not enough notifications sent. Streets are incredibly narrow. Have safety issues. Seven staff members and parents are challenged to follow rules. Recommends looking at having a cut-through on 113th Street to allow for a U-turn to head back towards the traffic light. Confirms that kids will bring their own lunch. Suggest adding limitation of number of drop-offs at certain times. If police are required, cost should be on the school. Concerned with ratio of teachers inside and outside.

Mr. Vargas: The cut-through at 113th can be looked at. If width of road is sufficient, would not need County approval.

Barbara Kuhl: A plan on paper does not always work in reality. Did not get a notification and I live on 111th. Backup not included with agenda. It was not clear on the agenda. A sham. If the Board has backup, residents should have the same backup. There is always a need for parents to get down. Most people who use a daycare are working parents. Wants to know the opening date. How do you know what the volume will be at different times? On the number of parking spaces, there is always a need for parking. What if there is an event? This is not realistic. Disgusted that she was not notified.

Applicant Busta: Does not yet have an opening date. Waiting on approval. Information provided on volume is based on 19 years of experience.

Chair Hartung: Can parking for staff be moved to the lot across the street owned by the Church in order to keep the parking spaces at the drop off area open for parents to park?

Attorney Boutsis: Zoning must be maintained on the site of the application, including parking. It should be self-contained on the parcel. However it can be worked out.

Chuck Ross: Live across the street from the Church. Provided a picture of the backup of traffic on Griffing Blvd. Suggest that Griffing should not be a drop off and to use 113th Street instead. Also that police officers on duty should be paid by the Church. Griffing should be taken out of the picture. Confirms that children will not be allowed to cross street, even with a parent. Finds it difficult to believe that the majority of parents will be dropping off after 9:00pm. Neighbor right next door to the Church looking for a buffer of some kind.

Fred Jonas: Wants to note that the applicant now refers this as a daycare when before she did not. Sees that our attorney and planners are strong advocates of the applicant. Who is the advocate for the Village?

Tracy Truppman: On parking, unless you block off across the street, parents will find a way to cut across.

Chair Hartung: Understands that the Daily Business Review is an approved method for public notice, but moving forward should consider other format to get the public involved. Concerned also with the 50' setback as defined in section 10.2.4.

Andrew Olis makes a motion that the applicant be required to obtain a variance for the 50' setback as per 10.2.4. It is seconded by Elizabeth Hornbuckle: All in favor: Hartung, Hornbuckle, and Olis. Opposed: Tannehill. Motion passes 3/1.

Based on the review and of the application and discussion by the Board, the following conditions will be added:

Condition no. 21: That the applicants be responsible for the purchase and placement of "No Parking" and "No Standing" signs in the median or right of way of NE 113th Street. Additionally, there shall be a sign indicating "No U-Turns" or "No Crossing" signs on Griffing Blvd by the site, prior to NE 113th Street. The applicant will obtain County authorization to install the signs on the County right of way.

Additional conditions added:

26. *Applicant shall relocate the trash receptacles at the location, and properly screen same, if possible. The location shall be reviewed by staff.*

27. *Applicant shall comply with Section 10-1, relating to precluding offensive noise.*

28. *Applicant shall comply with annual traffic review as to traffic light signalization at the intersection.*

29. *Applicant shall have staff patrol the traffic to ensure that the drop-off is flowing, and have the staff out in the stacking area and streets to ensure compliance with the*

