



**VILLAGE OF BISCAYNE PARK**  
**Village Commission Agenda Report**  
**REGULAR MEETING**

**Item # 10.a**

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**TO:** Honorable Mayor & Members of the  
Biscayne Park Village Commission

**FROM:** Roseann Prado, Village Clerk

**DATE:** October 6, 2020

**TITLE:** Selection of Planning & Zoning Board Member

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**Planning & Zoning Board**

Following a resignation of Planning & Zoning board member Art Gonzalez in August 2020 qualified for candidate of Village commissioner on the November 03, 2020 general election, the board has currently one (1) vacant seat.

Applications for Planning & Zoning board members were made available to anyone expressing an interest in becoming a board member.

The applications are provided here for the Commission's consideration. The Village Commission will select (1) one board member with term expiring on May 2023.

- Aleksandr Bernhard – 1015 NE 120<sup>th</sup> Street
- Edward Levya – 12015 Griffing Boulevard

Applicants were verified to be both a resident and property owner.

**Attachment**

- Applications
- Resolution 2020-56

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Prepared by: Roseann Prado, Village Clerk

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**RESOLUTION NO. 2020-56**

**A RESOLUTION OF THE VILLAGE COMMISSION OF  
THE VILLAGE OF BISCAYNE PARK, FLORIDA,  
RATIFYING THE SELECTION, APPOINTMENT AND  
TERM OF OFFICE OF A BOARD MEMBER TO THE  
PLANNING AND ZONING BOARD; PROVIDING FOR  
AN EFFECTIVE DATE**

WHEREAS, Chapter 13 of the Village's Land Development Code establishes the Planning Board, and Article III, Section 2-30 of the Biscayne Park Code governs the rules, policies and procedures of the Planning Board; and,

WHEREAS, these provisions of our Code establish the selection, appointment and term of office of the members of the Planning Board; and,

WHEREAS, on August, 2020, one board member resigned. Currently Planning & Zoning board has (1) one vacant seat; and

WHEREAS, the term of board member that resigned expires on May 2023; and

WHEREAS, Village residents interested in serving on or continuing to serve on the Planning Board have submitted a board application for the Commission's consideration; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COMMISSION OF THE VILLAGE OF BISCAYNE PARK, FLORIDA

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Village Commission.

**Section 2.** Consistent with the Village's Code of Ordinances, the Village Commission hereby appoints \_\_\_\_\_ to serve on the Planning & Zoning Board until his term expires in May, 2023.

**Section 3.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED** this 6<sup>TH</sup> day of October, 2020.

The foregoing Resolution was offered by \_\_\_\_\_, who moved its adoption. The motion was seconded by \_\_\_\_\_, and upon being put to a vote the vote was as follows:

1 Virginia O’Halpin, Mayor  
2 MacDonal Kennedy, Vice-Mayor  
3 Roxanna Ross, Commissioner  
4 Dan Samaria, Commissioner  
5 Dan Samaria, Commissioner

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7 VILLAGE OF BISCAYNE PARK  
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11 Virginia O’Halpin, Mayor  
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14 ATTEST:  
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17 \_\_\_\_\_  
18 Roseann Prado, Village Clerk  
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20  
21 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
22 USE AND RELIANCE OF THE VILLAGE OF BISCAYNE PARK ONLY:  
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25 \_\_\_\_\_  
26 Edward A. Dion, Village Attorney  
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## 13.2. - Planning board.

13.2.1 *Authority/duties.* The planning board shall serve as the local planning agency, review variance applications, and have other authority as provided by state law and the Land Development Code.

13.2.2 *Composition.* The five-member board shall be appointed by the village commission. Members of the planning board shall be property owners and residents of the Village of Biscayne Park. Residents who are not property owners may be appointed by the village commission by at least a four-fifths super majority vote.

13.2.3 *Term of office.* The initial appointments to the planning board and the alternate members shall be as follows:

- (1) One (1) member appointed for a term of one (1) year.
- (2) Two (2) members appointed for a term of two (2) years.
- (3) Two (2) members appointed for a term of three (3) years.

Thereafter, all appointments shall be made for a term of three (3) years and shall take effect on May 1 of the year the appointment is made. A member may be reappointed upon approval of the village commission. Appointments to fill any vacancy on the planning board shall be for the remainder of the unexpired term of office. For an excused absence, a board or committee member must advise the village clerk prior to the meeting of the fact that they will be absent and provide a reason for that absence. The board or committee may vote to excuse the requested absence at the same meeting the board or committee member is absent. The absence, and whether or not the absence is excused or unexcused, is to be reflected in the minutes.

The members shall serve in accordance with the Village Charter and may be suspended and removed for cause as provided in the Village Code for removal of members of village boards.

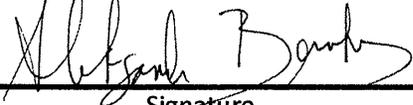
13.2.4 *Application fees.* The village commission shall adopt by resolution a schedule of application fees for functions performed by the planning board in response to applications submitted by any person, corporation, organization or governmental entity.

(Ord. No. 2015-03, § 2, 5-5-15; Ord. No. 2015-09, § 3, 12-1-15)



## Village of Biscayne Park Board Member Application

Last Name <b>Bernhard</b>		First Name <b>Aleksandr</b>		M.I.
Home Address <b>1015 NE 120th St</b>		City <b>Biscayne Park</b>	State <b>FL</b>	Zip Code <b>33161</b>
Principal Business Address <b>9700 Collins Ave</b>		City <b>Bal Harbour</b>	State <b>FL</b>	Zip Code <b>33154</b>
Home Telephone Number <b>504-261-8486</b>	Cell Number <b>Same as Home</b>		Work Number <b>305-439-1150</b>	
E-Mail Address <b>aleks.bernhard@gmail.com</b>			Are you a registered voter? Yes or No <b>Yes</b>	
What Board(s) are you interested in serving? (All Village Boards are listed on the reverse side of this form.) Please list in order of preference. <b>Planning and Zoning</b>				
List all Village Boards on which you are currently serving or have previously served. Please include dates. <b>None</b>				
Educational qualification. <b>Bachelors Degree in Mechanical Engineering</b>				
List any related professional certifications and licenses which you hold. <b>LEED Green Associate Trained Six Sigma Black Belt (Project Management / Process Improvement / Statistical Analysis)</b>				
Give your present, or most recent employer, and position. <b>Chanel Inc, Sales Advisor Fashion / Watches and Fine Jewelry</b>				
Describe experiences, skills or knowledge which qualify you to serve on this board. (Please feel free to attach a brief resume.) <b>As a Mechanical Engineer having experience in various capacities including design, manufacturing, and project management, I believe I would bring a unique perspective to this board. Additionally, from the perspective of home building, I am well versed in the basics of construction through apprenticeship with my father who is a carpenter and whom I assisted in completing renovations and construction of residential properties. I went through the entire LEED Green Associate coursework (Although I never got around to taking the test for official certification.) I have been through the Biscayne Park permit approval process on two occasions.</b>				

<p>I understand that in accordance with Florida Sunshine Law, this information becomes public and may be subject to public review.</p> <p>I understand that, once appointed and annually thereafter, I may be required to complete a Financial Disclosure Affidavit in compliance with Florida Statutes.</p>	
 <hr style="width: 100%;"/> Signature	<b>08/04/2020</b> <hr style="width: 100%;"/> Date

## VILLAGE OF BISCAYNE PARK BOARDS & COMMITTEES

**Planning & Zoning Board** - The duties and responsibilities of this board are to assure development compliance with the Village's Code of Ordinances and Comprehensive Plan. Building permit applications are reviewed by the board for approval prior to the issuance of a building permit. The board also serves as the local planning agency for the Village, review variance applications, and provide a recommendation to the Village Commission. Appointments are made on the basis of experience or interest, and when possible, the inclusion of architects, attorneys, business persons, engineers, general contractors or subcontractors, and licensed real estate persons are encouraged. The Planning & Zoning Board meets on the first and third Monday of each month at 6:30pm.

**Note:** *In order to be a member of the Planning & Zoning Board you are required to be both a resident and property owner in the Village of Biscayne Park.*

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**Code Compliance Board** - The Village Code of Ordinances sets forth procedures for enforcement of its codes, and provides an equitable, expeditious, effective and inexpensive method for enforcing the codes and ordinances. If a resident is given a citation for a code violation, the case is brought before this board by the Code Compliance Officer. This board is granted the authority to then impose administrative fines and other no criminal penalties for violations of said codes and ordinances. Appointments are made on the basis of experience or interest, and when possible, the inclusion of architects, attorneys, business persons, engineers, general contractors or subcontractors, and licensed real estate persons are encouraged. The Code Compliance Board meets on the second Monday of each month at 7:00pm.

**Note:** *In order to be a member of the Code Compliance Board you are required to be both a resident and property owner in the Village of Biscayne Park.*

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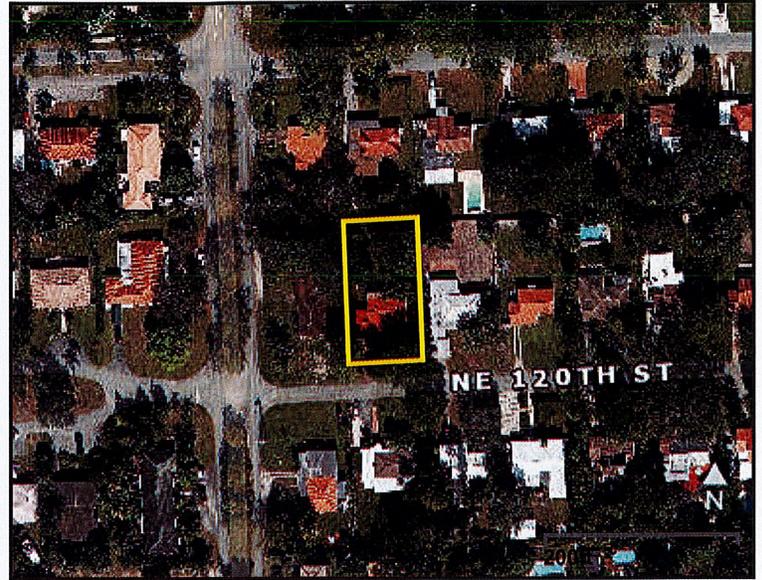


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2020

Property Information	
Folio:	17-2229-052-0310
Property Address:	1015 NE 120 ST Biscayne Park, FL 33161-6451
Owner	ALEKSANDR BERNHARD MONICA CIFFONI
Mailing Address	1015 NE 120 ST BISCAYNE PARK, FL 33161 USA
PA Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,306 Sq.Ft
Living Area	1,178 Sq.Ft
Adjusted Area	1,182 Sq.Ft
Lot Size	10,200 Sq.Ft
Year Built	1947



Assessment Information			
Year	2020	2019	2018
Land Value	\$216,750	\$198,900	\$198,900
Building Value	\$82,267	\$82,267	\$82,267
XF Value	\$4,825	\$4,880	\$4,919
Market Value	\$303,842	\$286,047	\$286,086
Assessed Value	\$292,626	\$286,047	\$286,086

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$11,216		
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
PRIORS 1ST ADDN TO BISCAYNE PARK	
ESTS PB 45-57	
LOT 15 BLK 2	
LOT SIZE 75.000 X 136	
OR 21053-0183 02 2003 4	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,626	\$236,047	\$236,086
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$267,626	\$261,047	\$261,086
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,626	\$236,047	\$236,086
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,626	\$236,047	\$236,086

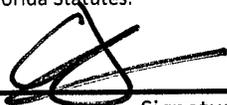
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/28/2016	\$390,000	29986-4917	Qual by exam of deed
04/01/2004	\$255,000	22194-2082	Sales which are qualified
02/01/2003	\$0	21053-0183	Sales which are disqualified as a result of examination of the deed
08/01/1998	\$0	18236-2018	Sales which are disqualified as a result of examination of the deed

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## Village of Biscayne Park Board Member Application

Last Name <b>Leyva</b>		First Name <b>Edward</b>		M.I. <b>V.</b>
Home Address <b>12015 Griffing Blvd</b>		City <b>Biscayne Park</b>	State <b>FL</b>	Zip Code <b>33161</b>
Principal Business Address <b>1691 Michigan Ave, Suite 440</b>		City <b>Miami Beach</b>	State <b>FL</b>	Zip Code <b>33139</b>
Home Telephone Number <b>NA</b>	Cell Number <b>(786) 223-8069</b>		Work Number <b>(305) 531-1234</b>	
E-Mail Address <b>edward@morabitoproperties.com</b>			Are you a registered voter? Yes or No <b>Yes</b>	
What Board(s) are you interested in serving? (All Village Boards are listed on the reverse side of this form.) Please list in order of preference.  <b>Planning &amp; Zoning Board</b>				
List all Village Boards on which you are currently serving or have previously served. Please include dates.  <b>NA</b>				
Educational qualification. 2016: MIT Center for Real Estate, Certificate Program in Real Estate Finance and Development 2001-2003: The Architectural Association, Graduate School of Architecture, Masters of Arts in Histories + Theories of Architecture 1993-1998: University of Florida, College of Architecture, Bachelor of Design in Architecture				
List any related professional certifications and licenses which you hold. Certified General Contractor - State of Florida - License # CGC1526416 Architectural Professional Registration - State of Florida - License # AR99190 Architectural Professional Registration - State of New York - License # 033688				
Give your present, or most recent employer, and position. <b>Morabito Properties LLC - COO / Managing Director</b>				
Describe experiences, skills or knowledge which qualify you to serve on this board. (Please feel free to attach a brief resume.) <b>20+ years of experience in Architecture, Construction, and Real Estate Development. See attached resume.</b>				

<p>I understand that in accordance with Florida Sunshine Law, this information becomes public and may be subject to public review.</p> <p>I understand that, once appointed and annually thereafter, I may be required to complete a Financial Disclosure Affidavit in compliance with Florida Statutes.</p>	
 <hr style="width: 100%;"/> Signature	<b>07/16/1975</b> <hr style="width: 100%;"/> Date

## RESUME

### EDUCATION

- 2016 **MIT Center for Real Estate, Massachusetts Institute of Technology**  
Certificate Program in Real Estate Finance and Development
- 2001 – 2003 **The Architectural Association, Graduate School of Architecture, London, UK**  
Master of Arts in Histories + Theories of Architecture with Distinction (2004)
- 1998 – 2001 **Columbia University, School of General Studies, New York, NY**  
Bachelor of Arts in Philosophy  
Magna Cum Laude (with Departmental Honors), Honor Society, Dean's List
- 1993 – 1998 **University of Florida, College of Architecture, Gainesville, FL**  
Bachelor of Design in Architecture  
Honors, Florida Academic Scholar, Dean's List

### LICENSES & ACCREDITATIONS

- May 2018 **Certified General Contractor** – State of Florida – License No. CGC1526416
- January 2018 **Architectural Professional Registration** – State of Florida – License No. AR99190
- November 2017 **National Council of Architectural Registration Boards Certification** – No. 89229
- November 2009 **American Institute of Architects** – Miami, Florida Chapter
- October 2009 **Architectural Professional Registration** – State of New York – License No. 033688
- June 2009 **LEED Accredited Professional** (Leadership in Energy and Environmental Design) – USGBC

### PROFESSIONAL EXPERIENCE

- Oct 2013 – present **Morabito Properties, Miami Beach, FL**  
COO / Managing Director
- May 2004 – Oct 2013 **Arquitectonica International, Miami, FL**  
Vice President (Oct 2012)  
Senior Associate (Nov 2008)  
Associate (Dec 2005)
- Jan 2003 – May 2003 **GMP; Von Gerkan, Marg und Partner Architekten, Hamburg, Germany**  
Intermediate Architect Intern
- Oct 2001 – Sep 2002 **APA; Andrew Pilkington Architect RIBA, London, UK**  
Intermediate Architect Intern
- Sep 1998 – July 2001 **SOM; Skidmore, Owings & Merrill LLP, New York, NY**  
Intermediate Architect Intern

### ACADEMIC EXPERIENCE

- June 2006 – 2012 **Adjunct Professor**, School of Architecture and Interior Design  
Miami Dade College, Miami, FL

900 biscayne blvd unit 4304 miami fl 33132  
tel 786.223.8069  
edward.v.leyva@gmail.com

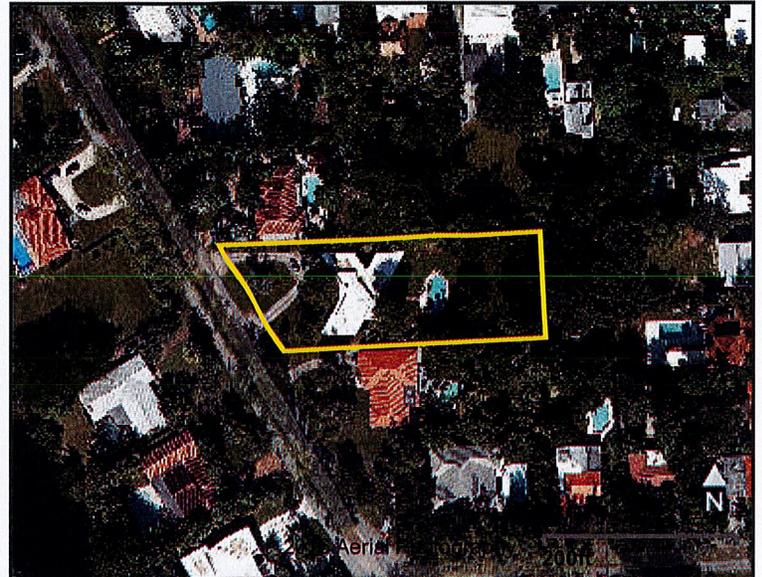


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2020

Property Information	
Folio:	17-2230-031-0650
Property Address:	12015 GRIFFING BLVD Biscayne Park, FL 33161-6246
Owner	EDWARD VINCE LEYVA
Mailing Address	12015 GRIFFING BLVD BISCAYNE PARK, FL 33161 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,333 Sq.Ft
Lot Size	29,870 Sq.Ft
Year Built	1951



Assessment Information				
Year	2020	2019	2018	
Land Value	\$592,920	\$564,543	\$564,543	
Building Value	\$208,779	\$208,779	\$208,779	
XF Value	\$18,350	\$18,501	\$18,652	
Market Value	\$820,049	\$791,823	\$791,974	
Assessed Value	\$250,199	\$244,574	\$240,014	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$569,850	\$547,249	\$551,960
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
BISCAYNE PARK ESTS BLKS 8 9 10 11 PB 5-107 LOT 29 BLK 9 LOT SIZE 101.600 X 294	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$200,199	\$194,574	\$190,014
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$225,199	\$219,574	\$215,014
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$200,199	\$194,574	\$190,014
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$200,199	\$194,574	\$190,014

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/05/2020	\$734,000	32007-0108	Qual by exam of deed
09/04/2013	\$100	29860-0476	Corrective, tax or QCD; min consideration
08/07/2009	\$100	26988-2179	Trustees in bankruptcy, executors or guardians

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Version:

**BALLOT TALLY - PLANNING & ZONING BOARD**

	<b>Mayor O'Halpin</b>	<b>Vice Mayor Kennedy</b>	<b>Commissioner Ross</b>	<b>Commissioner Samaria</b>	<b>Commissioner Tudor</b>	
						Totals
Aleksandr Bernhard						
Edward Leyva						
						Votes