



**MINUTES  
SPECIAL COMMISSION MEETING  
Log Cabin - 640 NE 114th Street  
Biscayne Park, FL 33161  
Tuesday, February 23, 2016 at 6:30pm**

**1 Call to Order**

Mayor David Coviello called the meeting to order at 6:46 pm.

**2 Roll Call**

Mayor David Coviello - present

Vice Mayor Barbara Watts - present via teleconference starting at 7:43pm

Commissioner Bob Anderson - present via teleconference

Commissioner Fred Jonas - present

Commissioner Roxanna Ross - present

Present from staff were:

Village Manager Heidi Siegel

Village Clerk Maria C. Camara

Attorney Andrew Dunkiel

**3 Pledge of Allegiance**

**4 Additions, Deletions or Withdrawals to the Agenda**

Manager Siegel provided the background on the project, a zoning approval request to the City of North Miami by 5th Avenue Development, LLC for 12121 NE 5th Avenue and 509 NE 121st Street. Assistance had been provided by the City of North Miami to contact the developers of the project. In attendance were representatives of 5th Avenue Development, LLC, their attorney Frank Wolland, and representatives from Innovation Development Group, LLC.

**5 Public Comments**

Harvey Bilt: Concerned with parking. What are dimensions? The way property is laid out, does not allow any street parking. What are the water concerns? Water pressure is poor already. Will city upgrade? What is set back on south side?

Andrew Olis: Thanks to all for super fast response. Very respectful. Stumbled upon the density issue several years back. When notice received, concerned with density. 121st Street is only 4' wide. Huge traffic issues. Battling to close the median. Concerned that provisional variance was issued and proper notice not given. Issue with amount of people and cars. No assigned parking. No street parking. Clarence House has no parking available. Welcomed, but concerned with overall project. Jamming in something for maximization.

Casto Fuenmayor: Looks beautiful. Is it rental or for sale? Battling to close the median. Can you help us to close that? Concerned with issue of crossing over median. Building next door is nasty. Very dangerous. What kind of people will you attract?

Susan Ford Collins: Excited about project and the look. But traffic and speeding is horrendous. North Miami Police does not enforce. Constant illegal u-turns. Many cars park on street during evening. Frequent police activity.

## 6 New Business

### 6.a Application for a variance for a development in the City of North Miami

Comments from the representatives of the Development group:

- Parking is provided on swale sidewalk. A duplicity of space available.
- 25' front set back on both sides. Interior side walk is 5'.
- 20' parking space
- On water pressure issue, will look into. There are two 12" water main lines per the plans.
- Looks to assign parking spaces. North Miami trying to promote walking and bike paths and being accessible to business area.
- Added a handicap parking space
- Not Section 8 housing. Will sell at market rate. Wants to bring Biscayne Park profile to the project.
- On density, best way to integrate was to have low, single family units and to maximize lot area and utilize shape of the land. Kept density as is and asked for five extra units.
- Will start with rental, then look to sell in the future.
- A traffic report was done, summary showed no adverse problems.
- Other developments include 20900 NE 30th Ave; 6580 Indian Creek Drive; 2000 N. Bay Drive
- Have spoken with Chief Burgess from the City of North Miami. Working with them to improve. They want to succeed.

After discussion, the Mayor thanked the residents and representatives from the Development Group that came out to speak on this project. Residents are encouraged to attend the Zoning Meeting for the City of North Miami on Wednesday, February 24th at 6:30pm, at their council chambers at 776 NE 125th Street.

7 **Adjournment**

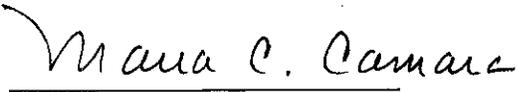
The meeting was adjourned at 8:05pm.

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Commission approved on May 3, 2016.

Attest:

  
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David Coviello, Mayor

  
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Maria Camara, Village Clerk