VILLAGE OF KEY BISCAYNE

Office of the Village Manager

Village Council
Mayra P. Lindsay, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Luis F. de La Cruz
Theodore Holloway
Michael E. Kelly
Edward London
James Taintor

Village Manager
John C. Gilbert

DATE: January 13, 2015

TO: Honorable Mayor and Members of the Village Council

FROM: John C. Gilbert, Village Manager

RE: Green Space Study: Identification of Properties

RECOMMENDATION

It is recommended that the Village Council review the attached list of properties and identify those which the Administration should further investigate.

BACKGROUND

The Village Council requested the Administration to identify a list of properties that could be considered for purchase for recreation and open space purposes. The Key Biscayne Beach Club is included in the list for purposes of leasing the property and not for acquisition.

The attached "Green Space Study" includes the following properties:

1. Key Biscayne Presbyterian Church Parking Lot
2. Key Biscayne Presbyterian Church Bayfront Lot
3. Entry Block – 12-24 Crandon Boulevard
4. Bell South Property – 89 W. Wood Drive
5. Key Biscayne Village Hall Parking Lot – 85 W. Enid Drive
6. Key Biscayne Beach Club
7. Key Biscayne Community Church Vacant Lot at 341 Glenridge Road (3 lots)
8. SunTrust Bank – 520 Crandon Boulevard
9. Yacht Club "Weaver Property"
10. 325 Fernwood Road
11. L'Esplanade – 971 Crandon Boulevard

88 West McIntyre Street • Suite 210 • Key Biscayne, Florida 33149 • (305) 365-5514 • Fax (305) 365-8936
MISSION STATEMENT: "TO PROVIDE A SAFE, QUALITY COMMUNITY ENVIRONMENT FOR ALL ISLANDERS THROUGH RESPONSIBLE GOVERNMENT."
www.keybiscayne.fl.gov

Village of Key Biscayne

Building, Zoning, Planning Department

Green Space Study

January 13th, 2015

Properties

1. Key Biscayne Presbyterian Church Parking Lot
2. Key Biscayne Presbyterian Church Bayfront Lot
3. Entry Block – 12 to 24 Crandon Blvd.
4. Bell South Property – 89 Westwood Dr.
5. Key Biscayne Village Hall Parking Lot – 85 West Enid Dr.
6. Key Biscayne Beach Club - 685 Ocean Dr.
7. Key Biscayne Community Church Vacant Lot – 341 Glenridge Rd.
8. SunTrust Bank – 520 Crandon Blvd.
9. Yacht Club, Weaver Property
10. 325 Fernwood Rd. Apartments
11. L'Esplanade – 971 Crandon Blvd

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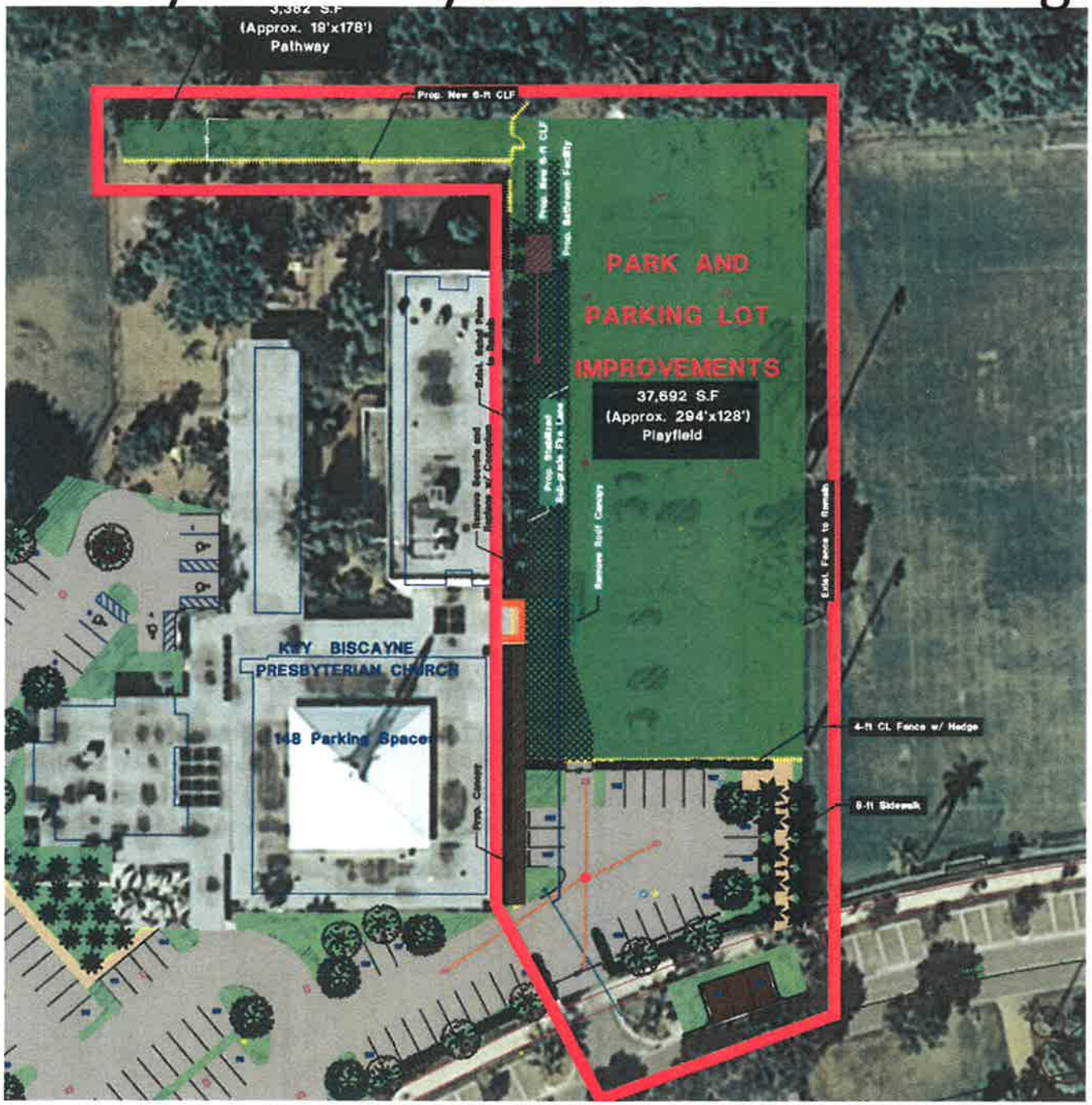
Google earth

Key Biscayne Presbyterian Church Bayfront Lot

Key Biscayne Presbyterian Church Parking Lot



Key Biscayne Entry Block 12-24 Crandon Blvd

12 Crandon Blvd

Folio: 24-4232-002-0020

Sub-Division:
MATHESON EST PB 46-86

Property Address
12 CRANDON BLVD
Key Biscayne , FL 33149-1410

Owner
KEY BISCAYNE GATEWAY PARTNERS LTD

Mailing Address
30 WEST MASHTA DR # 400
KEY BISCAYNE , FL 33149

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	3,745 Sq.Ft
Lot Size	14,000 Sq.Ft
Year Built	1951

12 Crandon Blvd

Assessment Information

Year	2014	2013	2012
Land Value	$1,400,000	$1,400,000	$1,050,000
Building Value	$10,000	$10,000	$10,000
Extra Feature Value	$0	$0	$0
Market Value	$1,410,000	$1,410,000	$1,060,000
Assessed Value	$1,410,000	$1,410,000	$1,060,000

Lot at 12-24 Crandon Blvd

Folio: 24-4232-002-0021

Sub-Division:
MATHESON EST PB 46-86

Property Address

Owner
KEY BISCAYNE GATEWAY PARTNERS LTD

Mailing Address
30 WEST MASHTA DR #400
KEY BISCAYNE , FL 33149

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
2885 PARKING LOT/MOBILE HOME PARK : PARKING LOT

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	19,750 Sq.Ft
Year Built	0

Lot at 12-24 Crandon Blvd

Assessment Information

Year	2014	2013	2012
Land Value	$1,975,000	$1,580,000	$1,580,000
Building Value	$0	$0	$10,000
Extra Feature Value	$20,264	$20,530	$0
Market Value	$1,995,264	$1,600,530	$1,590,000
Assessed Value	$1,760,583	$1,600,530	$1,590,000

24 Crandon Blvd

Folio: 24-4232-002-0030

Sub-Division:
MATHESON EST PB 46-86

Property Address
24 CRANDON BLVD
Key Biscayne , FL 33149-1410

Owner
KEY BISCAYNE GATEWAY PARTNERS LTD

Mailing Address
30 WEST MASHTA DR #400
KEY BISCAYNE , FL 33149

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
1111 STORE : RETAIL OUTLET

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	10,816 Sq.Ft
Lot Size	28,325 Sq.Ft
Year Built	1960

24 Crandon Blvd

Assessment Information

Year	2014	2013	2012
Land Value	$2,832,500	$2,549,250	$2,549,250
Building Value	$469,524	$470,143	$10,000
Extra Feature Value	$68,790	$69,574	$0
Market Value	$3,370,814	$3,088,967	$2,559,250
Assessed Value	$3,096,692	$2,815,175	$2,559,250

Key Biscayne Bell South, 89 West Wood Dr.

Key Biscayne Bell South, 89 West Wood Dr.

Folio: 24-5205-001-0040

Sub-Division:
BISCAYNE KEY ESTS

Property Address
89 WESTWOOD DR
Key Biscayne , FL 33149-2512

Owner
SOUTHERN BELL TEL & TEL CO
TAX ADM OFFICE

Mailing Address
PO BOX 7207
BEDMINSTER , NJ 07921

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
9163 UTILITY : UTILITY

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	11,282 Sq.Ft
Lot Size	40,000 Sq.Ft

Key Biscayne Bell South, 89 West Wood Dr.

Assessment Information

Year	2014	2013	2012
Land Value	$4,000,000	$4,000,000	$4,000,000
Building Value	$769,267	$780,869	$881,867
Extra Feature Value	$53,521	$54,035	$66,192
Market Value	$4,822,788	$4,834,904	$4,948,059
Assessed Value	$4,822,788	$4,834,904	$4,948,059

Key Biscayne Village Hall Parking Lot 85 W. Enid Dr.

Key Biscayne Village Hall Parking Lot 85 W. Enid Dr.

Folio: 24-5205-001-0020

Sub-Division:
BISCAYNE KEY ESTS

Property Address
85 W ENID DR
Key Biscayne , FL 33149-2026

Owner
MIAMI-DADE COUNTY
WATER AND SEWER

Mailing Address
3071 SW 38 AVE
MIAMI , FL 33146-1520

Primary Zone
8000 COMMUNITY FACILITIES

Primary Land Use
2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	22,100 Sq.Ft
Year Built	0

Key Biscayne Village Hall Parking Lot 85 W. Enid Dr.

Assessment Information

Year	2014	2013	2012
Land Value	$1,547,000	$1,547,000	$1,326,000
Building Value	$0	$0	$0
Extra Feature Value	$71,968	$72,761	$78,211
Market Value	$1,618,968	$1,619,761	$1,404,211
Assessed Value	$1,618,968	$1,544,632	$1,404,211

Beach Club, 685 Ocean Dr.

Beach Club, 685 Ocean Dr.

Folio: 24-5204-002-0030

Sub-Division:
BISCAYNE KEY ESTS 1ST ADDN

Property Address
685 OCEAN DR
Key Biscayne , FL 33149-2309

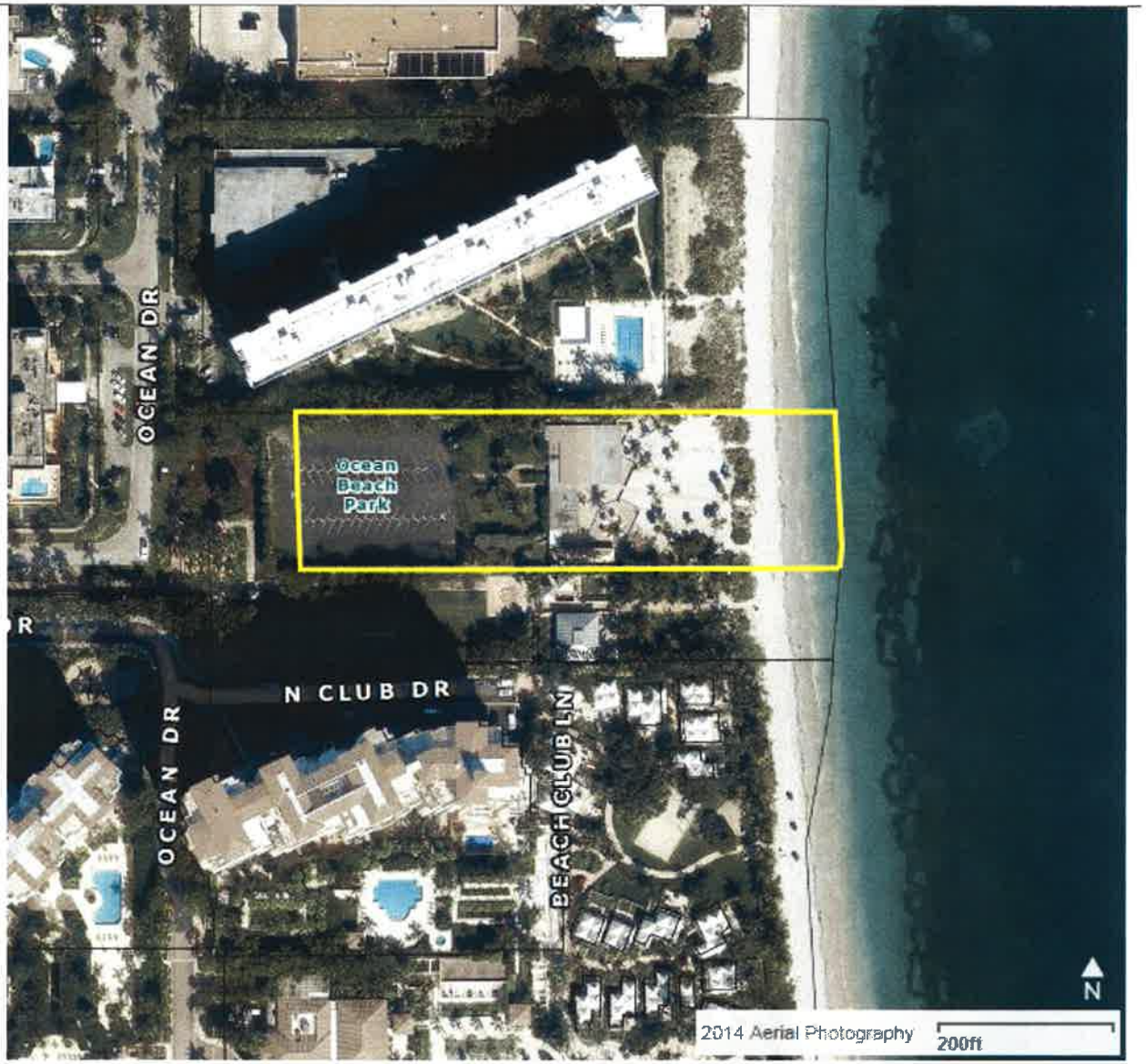
Owner
KEY BISCAYNE BEACH CLUB

Mailing Address
685 OCEAN DR
KEY BISCAYNE , FL 33149-2309

Primary Zone
9100 MISC. ZONING

Primary Land Use
3515 TOURIST ATTRACTION/EXHIBIT : ENTERTAINMENT

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	4,661 Sq.Ft
Lot Size	97,825 Sq.Ft
Year Built	1958



Beach Club, 685 Ocean Dr.

Assessment Information

Year	2014	2013	2012
Land Value	$1,663,025	$1,663,025	$1,663,025
Building Value	$1,000	$1,000	$1,000
Extra Feature Value	$0	$0	$0
Market Value	$1,664,025	$1,664,025	$1,664,025
Assessed Value	$1,664,025	$1,664,025	$1,664,025

Community Church Vacant Lot – 341 Glenridge Rd

Community Church Vacant Lot – 341 Glenridge Rd

Folio: 24-4232-006-0900

Sub-Division:
TROPICAL ISLE HOMES SUB

Property Address
341 GLENRIDGE RD
Key Biscayne , FL 33149-1313

Owner
KEY BISCAYNE COMMUNITY CHURCH

Mailing Address
355 GLENRIDGE RD
KEY BISCAYNE , FL 33149-1300

Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
7144 RELIGIOUS - EXEMPT : RELIGIOUS

Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	
Living Area	
Adjusted Area	1,847 Sq Ft
Lot Size	31,627 Sq Ft

Community Church Vacant Lot – 341 Glenridge Rd.

Assessment Information

Year	2014	2013	2012
Land Value	$4,585,915	$3,795,240	$3,004,565
Building Value	$27,974	$28,018	$32,679
Extra Feature Value	$418	$421	$543
Market Value	$4,614,307	$3,823,679	$3,037,787
Assessed Value	$3,622,955	$3,293,596	$2,994,179

SunTrust Bank – 520 Crandon Blvd

SunTrust Bank

Folio: 24-5205-062-0010

Sub-Division:
SUNTRUST KEYBISCAYNE

Property Address
520 CRANDON BLVD
Key Biscayne , FL 33149-1832

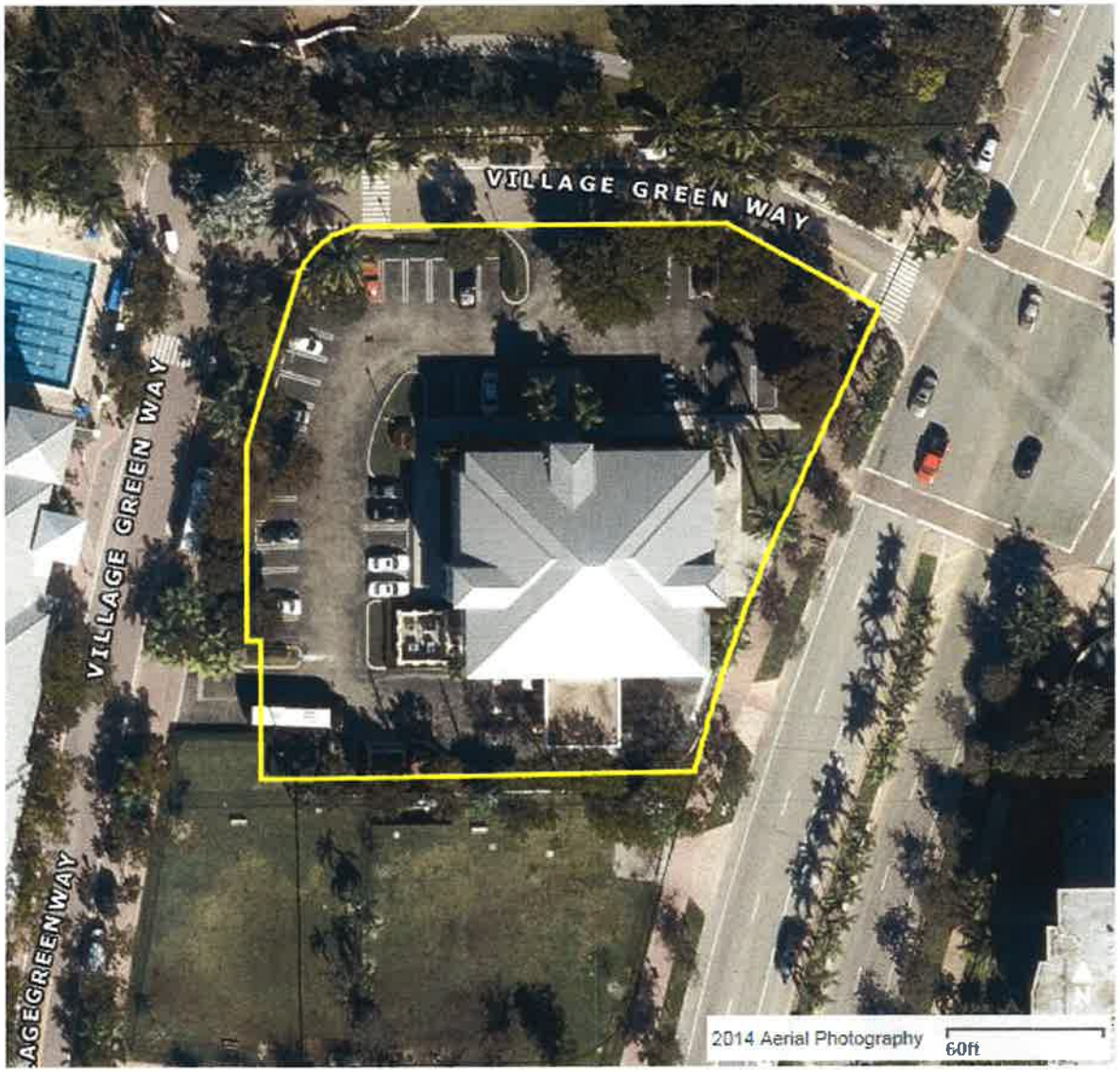
Owner
LOWE KEY BISC BRANCH LLC

Mailing Address
445 GRAND BAY DR APT# 445 PH-1A
KEY BISCAYNE , FL 33149-1910

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
2313 FINANCIAL INSTITUTION : OFFICE BUILDING

Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	13,232 Sq.Ft
Lot Size	39,204 Sq.Ft



SunTrust Bank

Assessment Information

Year	2014	2013	2012
Land Value	$5,096,520	$5,096,520	$4,246,000
Building Value	$1,210,855	$1,224,309	$1,354,000
Extra Feature Value	$149,847	$151,512	$0
Market Value	$6,457,222	$6,472,341	$5,600,000
Assessed Value	$6,457,222	$6,160,000	$5,600,000

Yacht Club Weaver Property

Yacht Club Weaver Property

Folio: 24-4232-006-0220

Sub-Division:
TROPICAL ISLE HOMES SUB

Property Address

Owner
KEY BISCAYNE YACHT CLUB INC

Mailing Address
180 HARBOR DR
KEY BISCAYNE , FL 33149-1304

Primary Zone
9700 RECREATIONAL

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	22,032 Sq.Ft
Year Built	0

Yacht Club Weaver Property

Assessment Information

Year	2014	2013	2012
Land Value	$374,544	$374,544	$380,000
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$374,544	$374,544	$380,000
Assessed Value	$374,544	$374,544	$380,000

325 Fernwood Rd. Apts

325 Fernwood Rd Apts.

Folio: 24-4232-017-0010

Sub-Division:
325 FERNWOOD ROAD CONDO

Property Address
325 FERNWOOD RD 1
Key Biscayne , FL 33149-1332

Owner
OLGA M DE SOSA

Mailing Address
325 FERNWOOD RD #1
KEY BISCAYNE , FL 33149

Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

Beds / Baths / Half	1 / 1 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	474 Sq.Ft
Adjusted Area	474 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1955

325 Fernwood Rd Apts.

- Assessed and Market Value:
- 15 units
- Approx. $140,000 each
- = $2,100,000

971 Crandon Blvd – L' Esplanade Mall

Folio: 24-5204-015-0010

Sub-Division:
L'ESPLANADE ON KEY BISCAYNE CONDO

Property Address
971 CRANDON BLVD
Key Biscayne , FL 33149-2752

Owner
PARADISE MALL INC

Mailing Address
180 ISLAND DR
KEY BISCAYNE , FL 33149-2410

Primary Zone
6400 COMMERCIAL - CENTRAL

Primary Land Use
1118 STORE : CONDOMINIUM - COMMERCIAL

Beds / Baths / Half	0 / 1 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	1,192 Sq.Ft
Adjusted Area	1,192 Sq.Ft
Lot Size	0 Sq.Ft

971 Crandon Blvd – L' Esplanade Mall

971 Crandon Blvd – L' Esplanade Mall

- 37 Units
- Total Market Value of 37 units - $9,678,779
- Total Assessed Value of 37 units - $8,463,498
- Does not include the value of the condominium common elements such as the parking garage