

MINUTES

PROPOSED LAND DEVELOPMENT AND REGULATIONS:  
C-1 COMMERCIAL DISTRICT ALONG  
CRANDON BOULEVARD AND HARBOR DRIVE  
WORKSHOP  
KEY BISCAYNE, FLORIDA

TUESDAY, JULY 26, 2005

COUNCIL CHAMBER  
560 CRANDON BOULEVARD

The meeting was called to order by the Mayor at 7:00 p.m. Present were Councilmembers Enrique Garcia, Jorge E. Mendia, Thomas Thornton, Vice Mayor Robert L. Vernon and Mayor Robert Oldakowski. Councilmembers Steve Liedman and Patricia Weinman were absent. Also present were Village Manager Jacqueline R. Menendez and Village Attorney Stephen P. Helfman.

The Mayor welcomed the public to the Proposed Land Development and Regulations Workshop.

The Mayor requested the addition of a brief discussion regarding the mosquito situation and the addition of a discussion regarding the electrical outage of July 8, 2005. There was no objection to the agenda changes.

Jud Kurlancheek, Director of Building, Zoning and Planning addressed the Council regarding the proposed Zoning and Land Development Regulations along Crandon Boulevard and Harbor Drive.

Willie Borroto, Chairman of the Crandon Boulevard Zoning and Development Committee addressed the Council regarding the recommendations that were prepared for the commercial

*July 26, 2005*

properties and the potential building configurations for the entry block of the Village. The Committee set a goal to establish regulations which maintain the small scale character of the Village, encourage small shops and offices, and establish the ground floor of shopping centers for retail uses with offices on the second floor. The Committee also recommended that the Master Plan be amended to permit an increase in the 35% lot coverage regulation for above grade parking garages which are part of a shopping center on sites which contain at least 60,000 sq. ft.

Silvia Vargas with Wallace Roberts and Todd made a presentation to Council.

The following residents addressed the Council: Jim Salas, 177 Ocean Lane Drive; Patricia Romano, 361 Beechwood; Bob Bristol, 610 Ridgewood Road; Ed Meyer, 100 Sunrise Drive; Kim Reyes, 355 Redwood Lane; Rosemary Sala, 260 Cranwood Boulevard; Martha F. Broucek, 170 Ocean Lane Drive and Hector Ceballos, 881 Ocean Drive.

There was extensive discussion from Council regarding the proposed land development and regulations.

At this time the Manager addressed the Council regarding the mosquito situation. The Manager informed the Council that Clarke Mosquito Control was contacted by the Village to conduct a mosquito survey.

Mr. Doug Wilson with Clarke, addressed the Council regarding the mosquito situation proposing that in conjunction with what the County does, Clarke would come in twice during the week with trucks to eliminate the leftover mosquitos. Mr. Wilson also suggested putting up natural barriers on Village property along the Bill Baggs area to try to keep the mosquitos from coming into the Village.

It was the consensus of Council to authorize the Manager to hire Clarke's services for one month. This Council action will be formally ratified at the August 30, 2005 Council Meeting.

The Mayor addressed the Council regarding the power outage of July 8, 2005. The Village has formally asked FPL to give us an estimate for the cost of burying the power lines.

A schedule of future meetings and events was presented to the Council.

The meeting was adjourned at 10:30 p.m.

July 26, 2005

*Respectfully submitted:*

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*Conchita H. Alvarez, CMC  
Village Clerk*

*Approved this \_\_ day of \_\_\_\_\_, 2005:*

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*Robert Oldakowski  
Mayor*

***IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, THAT PERSON 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.***