

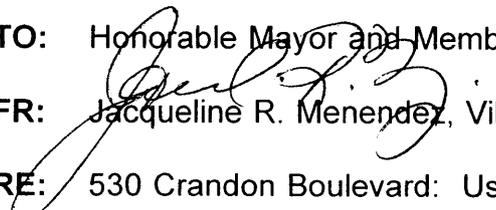


# VILLAGE OF KEY BISCAYNE

## Office of the Village Manager

*Village Council*  
Robert Oldakowski, *Mayor*  
Robert L. Vernon, *Vice Mayor*  
Enrique Garcia  
Steve Liedman  
Jorge E. Mendia  
Thomas Thornton  
Patricia Weinman

*Village Manager*  
Jacqueline R. Menendez

**DT:** August 29, 2006  
**TO:** Honorable Mayor and Members of the Village Council  
**FR:**  Jacqueline R. Menendez, Village Manager  
**RE:** 530 Crandon Boulevard: Use Determination

### RECOMMENDATION

It is recommended that the Village Council approve the use of the property for a temporary storage facility for construction materials related to Phase 3 of the Crandon Boulevard Project and the Sewer and Water Line Project. When these projects are nearing completion, the Council will hold a hearing to determine the permanent use of the property.

### EXPLANATION

**Review Process:** The Zoning and Land Development Regulations provides for a public process to consider proposed uses of land that is owned by the government. The process includes notice in a newspaper, posting of the property, and mailed notice to property owners within 300 ft. of the site. During the public hearing, residents can request that the property be used for any activity that is consistent with the Master Plan and the Zoning and Land Development Regulations.

Staff is recommending that the property be used as a temporary storage facility for construction materials related to Phase 3 of the Crandon Boulevard Project and the Water and Sewer Project. The basis of this recommendation is that in order to construct both of these projects, it is necessary to provide a location that can store construction materials until these projects are completed. At that point, the Council will hold a hearing to determine the permanent use of the property.

Based on the attached analysis by our Building, Zoning, and Planning Director, this use is consistent with our Master Plan and Zoning and Land Development Regulations.



# VILLAGE OF KEY BISCAINE

## Department of Building, Zoning and Planning

*Village Council*  
Robert Oldakowski, *Mayor*  
Robert L. Vernon, *Vice Mayor*  
Enrique Garcia  
Steve Liedman  
Jorge E. Mendia  
Thomas Thornton  
Patricia Weinman

**DT:** August 31, 2006  
**TO:** Jacqueline R. Menendez, Village Manager  
**FR:** Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department  
**RE:** 530 Crandon Blvd.: Use Determination

*Director*  
Jud Kurlancheek, AICP  
*Chief Building Official*  
Eugenio M. Santiago, P.E.

### APPLICATION SUMMARY

<b>Applicant</b>	Village Manager
<b>Request</b>	To determine the Use of the Property
<b>Site Address</b>	530 Crandon Boulevard
<b>Master Plan</b>	Commercial
<b>Zoning District</b>	GU Government Use
<b>File Number</b>	GU - 1
<b>Recommendation</b>	Temporary Storage Facility for Construction Materials

### EXPLANATION AND ANALYSIS

**Review Process:** The Zoning and Land Development Regulations provides for a public process to consider proposed uses of land that is owned by the government. The process includes notice in a newspaper, posting of the property, and mailed notice to property owners within 300 ft. of the site. During the public hearing, residents can request that the property be used for any activity that is consistent with the Master Plan and the Zoning and Land Development Regulations.

Staff is recommending that the property be used as a temporary storage facility for construction materials related to Phase 3 of the Crandon Boulevard Project and the Water and Sewer Project. The basis of this recommendation is that in order to construct both of these projects, it is necessary to provide a location that can store the construction materials until these projects are completed. When these projects are nearing completion, the Council will hold a hearing to determine the permanent use of the property.

**Master Plan Designation:** The property is designated "commercial" on the Future Land Use Map of the Master Plan. This designation permits, among other uses, municipal buildings and facilities. The proposed use of the property is a temporary storage facility for construction materials that will be used for Phase 3 of the Crandon Boulevard Streetscape Project and the Water and Sewer Project.

Finding. The proposed use of the property is consistent with the Master Plan.

**Zoning:** The property is located in a GU Government Use District which permits land that is owned by the government to be used for "any public purpose". The list of Main Permitted Uses include "government buildings and facilities". The proposed use of the property is a temporary storage facility for construction materials that will be used for Phase 3 of the Crandon Boulevard Streetscape Project and the Water and Sewer Project.

Finding. The proposed use of the property is consistent with the Zoning and Land Development Regulations.

### ***RECOMMENDATION***

Staff is recommending approval of the proposed use of the property for the temporary storage facility for construction materials that will be used for Phase 3 of the Crandon Boulevard Streetscape Project and the Water and Sewer Project.

RESOLUTION NO. 2006- \_\_\_\_\_

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING THE USE OF GOVERNMENT PROPERTY AT 530 CRANDON BOULEVARD FOR A TEMPORARY STORAGE FACILITY FOR CONSTRUCTION MATERIALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Key Biscayne owns a certain property located at 530 Crandon Boulevard (the "Property"); and

WHEREAS, Section 30-102 entitled "GU Government Use District", of the Village of Key Biscayne Code requires that a public hearing be held to determine the use to which land designated for Governmental Use may be put; and

WHEREAS, on September 5, 2006, a properly noticed public hearing was held and at the hearing the Village Council considered various uses for the property; and

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the recitals stated above is hereby adopted and confirmed.

Section 2. Use of Property Established. The Village Council hereby establishes the use of the Property as a temporary storage facility for construction materials related to Phase 3 of the Crandon Boulevard Project and the Water and Sewer Project and finds said use to be consistent with the Village Comprehensive Plan and Land Development Regulations.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ROBERT OLDAKOWSKI, MAYOR

ATTEST:

CONCHITA H. ALVAREZ, CMC,  
VILLAGE CLERK

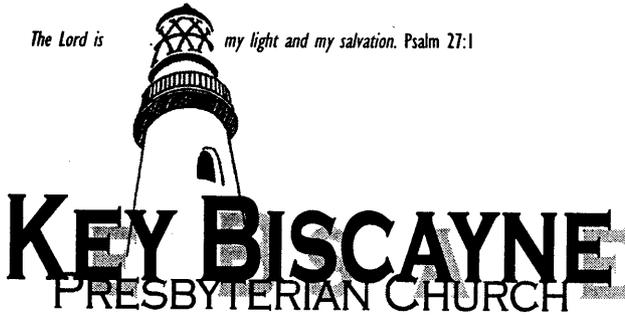
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

VILLAGE ATTORNEY

103.001/Resolutions/GU Use of property

The Lord is

my light and my salvation. Psalm 27:1



SENIOR PASTOR

*David L. Moran*

DIRECTOR OF YOUTH MINISTRIES

*Keith Case*

MUSIC DIRECTOR

*Carrie Davies*

ASSISTANT PASTOR

*Richard Crane*

August 30, 2006

Ms. Jacqueline R. Menendez  
Village Manager  
Village of Key Biscayne  
88 West McIntyre Street  
Key Biscayne, FL 33149

Dear Ms. Menendez,

As you know, Key Biscayne Presbyterian Church has been actively planning for our future. As we look for opportunities to continue to grow our congregation and to serve our community, we also look for people and organizations to join us in our vision.

We believe our church is now in a position to reach out to you to explore specific and pending opportunities.

It is the intent of the Board of the Key Biscayne Presbyterian Church, pending congregational approval, to build a skate park on our property. Our architect and land use planner will be preparing preliminary drawings within the coming weeks/months and we believe construction of our skate park could begin as early as January of 2007.

Recognizing the efforts of the Village of Key Biscayne to find a suitable location for a skate park, and in response to communications from your office, we believe now is the time to open dialogue about the plans of KBPC and ways in which they might compliment those of the Village.

Sincerely,

A handwritten signature in black ink that reads "David L. Moran". The signature is written in a cursive style.

Dr. David L. Moran  
Senior Pastor

Cc: Mayor Robert Oldakowski