



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

DATE: May 16, 2006
TO: Honorable Mayor and Members of the Village Council
FROM: Jacqueline R. Menendez, Village Manager
RE: Beach Management Plan – The Grand Bay Club, Key Biscayne

RECOMMENDATION

It is recommended that the Village Council approve the Beach Management Plan, submitted by The Grand Bay Club, with the following conditions:

1. Non-motorized vehicles and water equipment operation
 - As specified under section 30-102 of the Village code, subsection (e)(2), the use of motorized vessels is absolutely prohibited, except for an authorized rescue vessel approved under subsection (g)(9). The use of any other motorized watercraft is not allowed.
 - The use of this one motorized rescue vessel should not be used to assist the non-motorized vehicle and water equipment operation, in regards to transporting people or towing equipment to and from the beach.
 - As specified under section 30-102 of the Village code, subsection (g)(9), this one vessel shall have a four stroke engine or best available technology, be equipped with an operational marine radio or wireless phone, and shall satisfy all U.S. Coast Guard safety requirements.
2. Clear passage for emergency access and patrolling purposes
 - As specified under section 30-102 of the Village code, subsection (g)(6), none of the permitted activities, including the storage of any equipment shall be maintained or conducted within 15 (fifteen) feet of the waterline. This applies to the placement of chairs and umbrellas as well.
 - The Village needs this 15 (fifteen) feet pathway clear at all times for emergency access and for patrolling the beach.

BACKGROUND

Ordinance 2005-5 amended the Zoning and Land Development Regulations contained in Chapter 30 of the Village code, for the purpose of protecting the public beach areas and the public's right of access to the public beach areas within the jurisdictional limits of the Village. The Village reevaluated the zoning regulations applicable to the Government Use District of the Village Zoning.

The first reading was passed and adopted on April 26th, 2005 and the second reading was passed and adopted on May 24th, 2005.

cc: David M. Wolpin, Esq., Village Attorney



V I L L A G E O F K E Y B I S C A Y N E

Department of Public Works
88 West McIntyre St., Suite 230 • Key Biscayne, FL 33149 • Phone (305) 365-8945 • Fax (305) 365-7757

BEACH MANAGEMENT PLAN - PERMIT APPLICATION

Permit Number _____

Name of Property	Grand Bay Club
Street Address of Property	425 Grand Bay Drive North
Legal Description: Lot(s)	_____
Name of Applicant	Grand Club Partners
Address	425 Grand Bay Drive North, Key Biscayne, FL 33149
Phone No.	305-361-2900
Name of Property Owner (if Different from Applicant)	Same
Address	Same
Phone No.	Same
Proposed Hours of Operation	Sunset to Sundown
Proposed Area of Operations	Beach Front – in front of dunes
Proposed Storage Area Location Contents	Chaise Lounges, umbrellas, non-motorized vessels, inflatables, one rescue personal watercraft
If Applicable, Proposed Storage, Hours of Use, and Method of Fueling for All Terrain Vehicle	N/A _____ _____

**Village of Key Biscayne
Beach Management Plan – Permit Application
Page 2**

If Applicable, Number and Type of
Proposed Non-Motorized Vessels¹

20 Non-Motorized Vessels

All applications must be accompanied by:

- A detailed and dimensioned site plan depicting the type and location of all proposed activity(ies), structures, garbage containers, storage areas, and where the use of Vessels is proposed, the location of the proposed channel (subject to Council approval)
- Indemnity and Insurance form (with Village as additional insured) in a form and amount approved by Village Attorney
 - See attached form
- Proof of ownership of adjacent upland property or written authorization from upland property owner
- Proposed safety & emergency plan (including storm management/preparation)
 - The set plan must be fully implemented upon issuance of a “hurricane warning” by Miami-Dade County
- Application fee plus the annual inspection fee for the approved activity as established by resolution pursuant to Section 30-4 of the Village Code
- Any additional information as reasonably required by the Village Manager

¹ / The use of motorized vessels is prohibited except for one (1) personal watercraft as defined in Section 327.02, F.S., maintained in good working condition and available for emergency rescue purposes only in accordance with Section 30-102(g)(9) of the Village Code.

April 3rd, 2006

Village of Key Biscayne
Ms. Mariana Dominguez-Hardie
Assistant to the Director
88 West McIntyre Street
Key Biscayne, FL 33149

Re: Beach Management Plan – Site plan for the placement and storage of Grand Bay Club's equipment

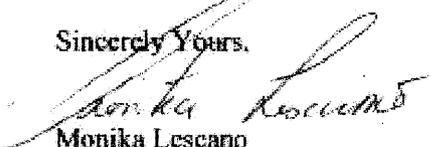
Dear Ms. Dominguez-Hardie:

Below please find a detailed description of the setup and storage location of all equipment used by the Grand Bay Club on the public beach area.

- **1 personal motorized rescue watercraft** is parked behind the erosion line within the Grand Bay Club property at all times.
- **UP to 20 non-motorized vessels** stored within 5 feet of the erosion line (storage area marked in orange on the attached map).
- **100 lounge chairs and 30 umbrellas** are set up for our members from sunrise to sunset on the public beach area (marked with yellow on the attached satellite site map). After sunset the lounge chairs are stacked up within 5 feet of the erosion line (within the area marked with orange on the map attached) while the beach umbrellas are stored on Grand Bay Club's property.

Please don't hesitate to contact me either by phone at (305) 365-4806 or via email at grandbay@bellsouth.net if you need further assistance in this matter.

Sincerely Yours,



Monika Lescano
Director of Activities

Encl.



This area is used to store up to 20 non-motorized vessels and 100 lounge chairs (stacked up after sunset)

Sunrise to sunset: we use this public beach area to set up 100 lounge chairs and 30 beach umbrellas for our members

EROSION LINE



GBC Pool Area

Grand Bay Club House

per rescue

COVENANT OF INDEMNIFICATION & INSURANCE

Upon approval of a Beach Management Plan by the Village of Key Biscayne (the "Village") in accordance with Section 30-102(f) of the Village Code of Ordinances, Grand Club Partners (the "Applicant") hereby covenants and agrees as follows:

1. Applicant shall defend, indemnify, and hold harmless the Village, its elected officials, officers, agents, and employees from any claim, demand, suit, loss, cost, expense, or damage which may be asserted, claimed or recovered against or from Village by reason of any property damage or bodily injury, including death, sustained by any person whomsoever, which said claim, demand, suit, loss, cost, expense or damage arises out of or is incidental to or in any way connected with (1) Applicant's establishment, use, and/or operation of certain recreational activities within the Government Use Zoning District as specified in Applicant's Beach Management Plan, (2) Village approval of Applicant's Beach Management Plan, or (3) Applicant's breach of this Covenant of Indemnification and Insurance (the "Covenant"). This Covenant shall survive the termination or expiration of the Beach Management Plan approval.
2. Throughout Applicant's establishment, use, and/or operation of recreational activities within the Government Use Zoning District as specified in the approved Beach Management Plan, Applicant shall maintain the following:
 - A. Commercial general liability insurance for bodily injury, death, or property damage occasioned by any act or occurrence arising out of or in connection with Applicant's establishment, use, and/or operation of recreational activities within the Government Use Zoning District as specified in Applicant's Beach Management Plan, with minimum liability limits of \$1,000,000.00 for bodily injury or death of any one person and \$2,000,000.00 for bodily injury or death of two or more persons in any one incident or event, and in the minimum amount of \$1,000,000.00 for damage to property resulting from any one incident. This shall include coverage for premises/operations, products/completed operations, contractual liability, and independent contractors. This policy shall include coverage for contractual liability specifically covering the indemnity set forth in this Covenant. The Village shall be named as an additional insured on this policy.
 - B. Automobile liability in the amount of \$1,000,000.00 per occurrence combined single limit for bodily injury and property damage, covering all vehicles owned, leased, rented or otherwise hired or used by Applicant in association with Applicant's establishment, use, and/or operation of recreational activities within the Government Use Zoning

District as specified in Applicant's Beach Management Plan. The Village shall be named as an additional insured on this policy.

C. Workers compensation and employer's liability, as required by Florida Statutes.

3. Simultaneously with its delivery of the executed Covenant, Applicant shall deliver to the Village Manager certificates of insurance indicating that the above referenced insurance coverage has been obtained consistent with the terms of this Covenant.
4. Applicant agrees that in the event of any litigation arising out of this Covenant, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs, at both the trial and appellate level.
5. Applicant represents that Applicant has the full right, title and authority to enter into this Covenant and to make the provisions hereof binding and in full force and effect.

IN WITNESS WHEREOF, the Applicant has executed this Covenant of Indemnification & Insurance on the 09 day of March, 2006.

APPLICANT:

Grand Club Partners
DBA Grand Bay Club
425 Grand Bay Drive W
Key Biscayne FL 33149.


By: Hector Venezes
Title: President

WITNESS:

By: Monika Lucano
Monika Lucano

By: Dulce L. Aguilar
Dulce L. Aguilar

Accepted by the Village of Key Biscayne, Florida this _____ day of _____,
2006.

VILLAGE MANAGER

ATTEST:

CONCHITA ALVAREZ, CMC

VILLAGE CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

VILLAGE ATTORNEY

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/09/06

PRODUCER 1-305-592-6080
Arthur J. Gallagher Risk Management Services
Arthur J. Gallagher & Co. (Florida)
8200 N.W. 41st Street
Suite 200
Miami, FL 33166

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Grand Bay Club

425 Grand Bay Drive

Key Biscayne, FL 33149

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: American Guarantee & Liability Ins. Co.	
INSURER B: Bridgefield Employers Ins. Co.	
INSURER C: Lexington Ins Co	19437
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
C		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$5,000 Ded. Each Claim GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	2897738	02/01/06	02/01/07	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$Excluded PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	AUC3748620-04	02/01/06	02/01/07	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000 \$ \$ \$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? INCL EXCL If yes, describe under SPECIAL PROVISIONS below OTHER	830-33454	01/31/06	01/31/07	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Village of Key Biscayne is additional insured solely as respect to general liability.

CERTIFICATE HOLDER

Village of Key Biscayne

88 West McIntyre Street

Key Biscayne, FL 33149

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE *[Signature]*

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
03/09/06

NAME OF INSURED: Grand Bay Club

Additional Description of Operations/Remarks from Page 1:

Additional Information:

A) General Liability

Liquor Liability: \$1,000,000 each common occurrence, \$1,000,000 aggregate

Hired/Non-Owned Auto: \$1,000,000

Employee Benefits Liability: \$1,000,000 Each Occurrence, \$1,000,000 Aggregate @ \$1,000 Deductible

33

This instrument prepared by:

Name: Julie M. Schwartz, Esq.
Address: Greenberg, Traurig, Hoffman, Lipoff,
Rosen & Quentel, P.A.
1221 Brickell Avenue
Miami, Florida 33131

OFF. REC. 1759500409

97R153775 1997 APR 09 11:53

DOCSTPDEE 45,000.00 SURTX 33,750.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Parcel I.D. #: 24-5205-046-0040

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 3rd day of April, 1997, between **AWL KEY ASSOCIATES, a Florida general partnership ("Grantor")**, whose mailing address is 3250 Mary Street, 5th Floor, Miami, Florida 33133, and **GRAND CLUB PARTNERS, A FLORIDA GENERAL PARTNERSHIP ("Grantee")**, whose mailing address is 3250 Mary Street, 5th Floor, Miami, Florida 33133, and whose tax identification number is _____.

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00); to the Grantor in hand paid by the Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and hereby grants, bargains, sells and conveys, to the Grantee and the Grantee's successors and assigns forever, the following described land situate, lying and being in Dade County, Florida:

Tract D of GRAND BAY RESORTS AND RESIDENCES, a subdivision according to the Plat thereof, recorded in Plat Book 147, Page 23, of the Public Records of Dade County, Florida.

SUBJECT TO 1997 real estate taxes, matters which would be disclosed by an accurate survey of said land, applicable zoning ordinances and conditions, restrictions, easements and other matters of record, which are not reimposed by this instrument.

GRANTOR SPECIALLY WARRANTS the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The undersigned comprise all of the general partners of Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized general partners the day and year first above written.

2847

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 3rd day of April, 1997 by RALPH E. DESENS as President of ALPHA HOLDINGS, INC., a Florida corporation which is a general partner in AWL KEY ASSOCIATES, a Florida general partnership, on behalf of the corporation and the partnership. He personally appeared before me and is personally known to me or produced a driver's license as identification.

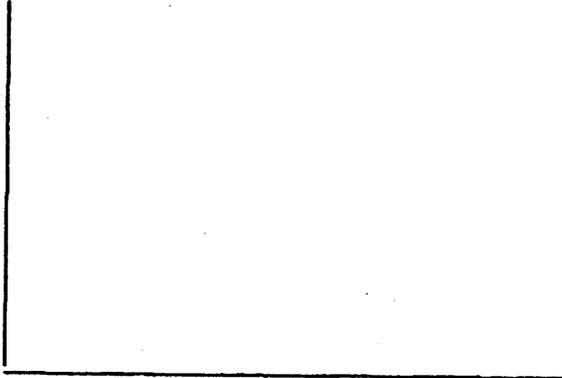
[NOTARIAL SEAL]

OFFICIAL NOTARY SEAL
JOAN F. SPISAK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC427685
MY COMMISSION EXP. DEC. 25, 1998

Notary: Joan F. Spisak
Print Name: JOAN F. SPISAK
Notary Public, State of Florida
My commission expires: 12/25/98

This instrument prepared by:

Name: Julie M. Schwartz, Esq.
Address: Greenberg, Traurig, Hoffman, Lipoff,
Rosen & Quentel, P.A.
1221 Brickell Avenue
Miami, Florida 33131



PARTNERSHIP AFFIDAVIT

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared the undersigned W. Peter Bentley and Ralph E. Desens ("Affiants"), who, being first duly sworn, depose and say:

1. W. Peter Bentley is the Sr. Vice-Pres. of W/L Key Corp., a Florida corporation ("W/L KEY") and Desens is the President of Alpha Holdings, Inc., a Florida corporation ("Alpha"), which corporations are the sole general partners of AWL Key Associates, a Florida general partnership (the "Partnership"). W/L Key and Alpha are sometimes collectively referred to herein as the "Partners." Affiants are duly authorized to and do make this Partnership Affidavit in said representative capacity on behalf of the Partners and the Partnership.
2. The Partnership is currently in existence under a valid partnership agreement. The Partnership is the owner in fee simple and is now in possession of that certain real property situate and being in Dade County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").
3. The Partners are the sole general partners of the Partnership. The Partners are hereby authorized and directed on their own behalf and on behalf of the Partnership to execute and deliver all documents and other instruments as may be necessary or required in order to convey title to the Property to Grand Club Partners, a Florida general partnership ("Purchaser") including, without limitation, such agreements, amendments to purchase and sale agreements, deeds, assignments, bills of sale, affidavits, closing statements and such other instruments and documents as may be necessary or required in order to consummate the conveyance, all of which shall contain such terms and conditions as the Partners shall determine to be in the best interest of the Partnership, with the signature of any officer of the Partners to be conclusive evidence of such determination and of the authority of the Partners to execute and deliver the same.

4. Neither the Partnership, nor either of the Partners, have been debtors in a bankruptcy proceeding during the existence of the Partnership. Neither of the Partners have been dissolved.

5. The Affiants make this Partnership Affidavit on behalf of the Partnership in order to induce: (a) Purchaser to purchase the Property, and (b) Lawyer's Title Insurance Company, and its agents, to issue a title insurance policy insuring Purchaser's interests in the Property.

6. This Partnership Affidavit is made by Affiants in the aforesaid representative capacities solely as the act and on behalf of the Partnership and W/L Key and Alpha, and the Affiants shall have no personal liability arising from this Partnership Affidavit, nor shall any resort be had to any of Affiants' personal assets on account hereof.

[Signature]
W. Peter [unclear] of W/L Key Corp., a Florida corporation

[Signature]
RALPH E. DESENS, President of Alpha Holdings, Inc., a Florida corporation

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 3rd day of April, 1997, by W. PETER [unclear], as SR. V.P. of W/L KEY CORP., a Florida corporation, the general partner of AWL KEY ASSOCIATES, a Florida general partnership, on behalf of such corporations and partnership. He is personally known to me, or has produced _____ as identification.

[NOTARIAL SEAL]

OFFICIAL NOTARY SEAL
JOAN F. SPISAK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC427685
COMMISSION EXP. DEC. 25, 1998

[Signature]
Name: JOAN F. SPISAK
Notary Public, State of Florida
My Commission Expires: 12/25/98

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 3rd day of April, 1997, by RALPH E. DESENS, as President of ALPHA HOLDINGS, INC., a Florida corporation, the general partner of AWL KEY ASSOCIATES, a Florida general partnership, on behalf of such corporations and partnership. He is personally known to me, or has produced _____ as identification.

[NOTARIAL SEAL]

OFFICIAL NOTARY SEAL
JOAN F. SPISAK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC427685
MY COMMISSION EXP. DEC. 25, 1998

[Signature]
Name: JOAN F. SPISAK
Notary Public, State of Florida
My Commission Expires: 12/25/98

OFF. REC. 17595PC0414

EXHIBIT "A"

Legal Description

Tract D of GRAND BAY RESORT AND RESIDENCES, a subdivision according to the plat thereof, recorded in Plat Book 147, Page 23, of the Public Records of Dade County, Florida.

RECORDED IN PUBLIC RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. 3/9 AD 2024

HARVEY RUVIN, CLERK, of Circuit and County Courts

Deputy Clerk Wanell Floyd



CLUB TOWER CONDOMINIUM

2005 HURRICANE PREPARATION PLAN

WEATHER WORDS YOU SHOULD KNOW

1. **Atmospheric Pressure-** this is the weight of the air (going all the way unto the edge of the atmosphere) on any given point on the ground. It is measured with an instrument called a barometer.
2. **Eye Wall-** this is the area around the hurricane's eye where its strongest winds are.
3. **Evacuation Orders-** this signals that a storm threatens your immediate area. Local and State governments take this action to allow residents as much time as possible to get of danger. Evacuation orders are designed to clear residents from dangerous areas by the time tropical storm force winds arrive, not by the arrival of the eye of the storm.
4. **High-** "Highs" happen when cool air, chilled by nights and the seasons of the earth, condenses and sinks. Generally high pressures mean good weather.
5. **Hurricane-** This intense tropical weather system has sustained wind speeds of 74 mph or higher.
6. **Hurricane Warning-** Indicates that hurricane conditions are expected in a specified area within 24 hours and your preparations should be complete. If you are evacuating, you should be on the way to your evacuation site.
7. **Hurricane Watch-** indicates that hurricane conditions are possible in a specified area within 36 hours.
8. **Local State of Emergency-** this is when the county begins mobilizing to protect lives and property. It's also the time to start putting your own Hurricane Plan into action.
9. **Low-** this is the complete opposite of a "High". It happens when the sunlight or the seasons warm the air, which then expands and rises, often this means stormy weather.
10. **Ridge-** An elongated area, usually oval shaped, of high pressure.
11. **Storm Surge-** This large wall of water builds up as a hurricane moves over the ocean and can produce flooding up to 20 feet deep in places and affect more than 100 miles of coastline. Evacuation zones are identified by their likelihood of being flooded by the rising water.
12. **Tropical Storm Warning-** Tropical Storm conditions are expected in a specified area within 24 hours.
13. **Tropical Storm Watch-** Tropical Storm conditions are possible in a specified area within 36 hours.

14. **Trough-** An elongated area of low pressure.
15. **Tropical Depression-** a complete low-pressure circulation with winds up to 38 mph.
16. **Tropical Disturbance-** An area of thunderstorms in the tropics that keeps its identity for 24 hours or more.
17. **Tropical Storms-** these organized systems of strong thunderstorms have sustained winds from 30 to 73mph. Tropical Storms are dangerous and can quickly develop into hurricanes.
18. **Warm and Cold Fronts-** Picture a mass of warm air sitting over us in the winter. A bunch of cold air blows in from Alaska. The zone where the cold meets the warm is called a front. When the cold air is pushing the warm air away, it is called a cold front and vice versa.
19. **Vapor Loop-** Measures the water vapor in clear, not cloudy, air. These give forecasters a picture of air currents that will help steer a hurricane.

ALL ABOUT HURRICANES

Hurricanes are strong and dangerous storms that should be taken very seriously as they create a great threat to property and life.

The Hurricane Season in South Florida begins June 1st through November 30th.

Hurricanes are categorized by strength according to their wind speed:

- Category One - Winds of 74 mph to 95 mph.
- Category Two - Winds of 96 mph to 110 mph.
- Category Three - Winds of 110 mph to 130 mph.
- Category Four - Winds of 135 mph to 155 mph.
- Category Five - Winds of 155 mph or greater

The higher the category of a Hurricane, the more damage that will result:

Category One

STORM SURGE 4-5 FEET ABOVE NORMAL: No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery and trees, also, some coastal road flooding and minor pier damage.

Category Two

STORM SURGE 6-8 FEET ABOVE NORMAL: Some roof damage. Door and window damage to buildings. Considerable damage to vegetation, mobile homes and piers. Coastal and low-lying escape routes flood 2-4 hours before arrival of center. Small craft in unprotected anchorage will break moorings.

Category Three

STORM SURGE 9-12 FEET ABOVE NORMAL: Some structural damage to small residences and utility buildings with a minor amount of curtain wall failures. Mobile homes are destroyed. Flooding near the coast damages smaller structures with large structures damaged by floating debris. Terrain continuously lower than 5 feet above sea level may be flooded inland as far as 6 miles.

Category Four

STORM SURGE 13-18 FEET ABOVE NORMAL: More extensive curtain wall failures with some complete roof structure failures on some small residences. Major erosion in beach areas. Major damage to lower floors of structures near the shore. Terrain continuously lower than 10 feet above sea level may be flooded requiring massive evacuation of residential area inland as far as 6 miles.

Category Five

STORM SURGE GREATER THAN 18 FEET ABOVE NORMAL: Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. Major damage to lower floors of all structures located less than 15 feet above sea level and within 50 yards of the shoreline. Massive evacuation of residential areas on low ground within 5 - 10 miles of the shoreline may be required.

Before a storm strikes there are two official types of warnings:

1. A "*hurricane watch*" means a hurricane may strike an area within 24-48 hours.
2. A "*hurricane warning*" means a hurricane is expected to strike in 24 hours or less.

BEFORE THE HURRICANE OF THE SEASON (NOW)

You Should Have on Hand:

- At least a seven-day supply of bottled water (seven bottles per person) and canned food that can be eaten without refrigeration (be sure to have a manual can opener on hand).
- At least two 6-volt flashlights on hand. (Do not use candles. This may cause a fire and emergency crews may not be able to provide assistance). Have extra batteries available.

- A fully stocked First Aid kit.
- A fire extinguisher.
- A battery powered portable radio and extra batteries.
- A supply of masking or duct tape.
- A gallon of bleach.
- In the event you are going to be out of town during the hurricane season, make arrangements with a friend, relative or neighbor to remove all items from your balcony and/or secure your hurricane shutters. If the Association's employees perform any closure or removal of items from balconies or terraces of the Unit, a charge of \$250.00 will be billed to the Unit Owner to offset the incremental cost incurred by the Association; however, the Association has no obligation to undertake such action, and any such action will be at the Association's sole and complete discretion.
- The Association's employees will not be responsible for moving your vehicle from its original place (Make arrangements to park your vehicles in the upper parking lot if you are parked downstairs). For better protection, you may want to make arrangements to park your car in a closed garage or other shelter (during Hurricane Andrew vehicles were thrown about the upper parking lot like toys).
- Insurance coverage – If you have insurance, find your policy and make sure coverage is adequate (seek advice from your agent). You should consider videotaping your apartment to include decor items, jewelry, collectibles, etc. If you do not have insurance, obtain coverage now before it's too late! Once a storm passes a certain coordinate as determined by individual insurance companies, coverage may not be available. If you do not have insurance we urge you to do so now.

EVACUATION

Club Tower Condominium is located in a mandatory evacuation zone due to its close proximity to the ocean. **In the event that local authorities call for the evacuation of the building, all residents are urged to do so.** An Evacuation Order means that life-threatening conditions are possible in your area very soon. Do not try and second-guess the people whose job it is to know where is safe and where is not. You will not be ordered to evacuate unless there is a real threat to your well being, or you might become stranded where help could not reach you. Move out AS SOON AS POSSIBLE after the order is given.

A high-rise building such as the Club Towers is subject to special concerns during a hurricane:

- There is a dramatic increase in wind speed the higher you go above ground level in a high-rise. The wind speed on the 3rd floor may be 110 mph, while on the 12th floor it can be 130 mph.
- During a hurricane electric power may be lost which means there will be no elevators, no water and no light (except for emergency lights in the corridors, lobby, service area and stairwells).
- There will be at least one elevator per core (service) as long as the fuel lasts for the generator system.
- Should there be a storm surge, the first floor could be underwater providing no possibility of access in or out of the building.
- Should there be a fire or other emergency situation, emergency crews will not be able to respond during or immediately after the storm. You risk being trapped with little or no assistance.

When a Hurricane watch is issued, that is the time to begin making preparations to evacuate.

When a Hurricane warning is issued and an evacuation order is given, proceed immediately to a re-determined shelter or other inland, non-coastal area.

Delays could cost you valuable time and possibly your life.

- Listen to local radio or television stations for up-to-date national weather service advisories, as well as any special instructions from local authorities. We advise that you have a small battery operated TV or radio with spare batteries.
- Under Florida law, Key Biscayne MUST be evacuated for any hurricane.
- Evacuate immediately when the order is issued. There is no reason to wait. Avoid the danger of traffic jams and rising water.

ONLINE SITES PROVIDE WEATHER INFORMATION

1. <http://www.herald.com/hurricane> - Miami Herald Hurricane Preparation Page
2. <http://www.nhc.noaa.gov> - National Hurricane Center
3. <http://www.nbc6.net> - NBC 6 Home Page
4. <http://sunsentinel.com/storm> - Sun-Sentinel Hurricane Preparation Page
5. <http://www.cnmoc.navy.mil> - U.S. Navy
6. <http://www.nws.noaa.gov> - National Weather Service Home Page

BEFORE YOU EVACUATE

- Remove all items, i.e. plants, furniture, etc. from your balcony. (These items can become destructive and deadly airborne missiles).
- Secure all hurricane shutters.
- Secure all your windows and sliding glass doors. Pull down all blinds and close drapes, etc. Place several towels inside the sliding glass door tracks and along the bottom of bedroom windows in the event there is water seepage.
- Turn off all electric power to your unit (flip the breakers in the electric panel to the off position) except for the refrigerator (turn the thermostat to the highest setting). Place plastic bottles full of water in the freezer.
- Place all necessary medical supplies and medications in a plastic bag or other watertight container. Be sure to have extra medication 30-day supply.
- Obtain extra money to have on hand (ATM's and banks may not be operating after the storm).
- Place all-important documents in a plastic bag or other watertight container or place them in a safe deposit box.
- Clean your bath tub/s with bleach and fill them with water (make sure to shut off the faucet completely). Place plumbers putty around the drain for a 100% seal. Be sure to have extra food and medication for your pets.
- Fill your vehicle's tank with gas.

PEOPLE WITH SPECIAL NEEDS

South Florida has a large population that falls into the category of "People With Special Needs". Hurricanes are especially difficult and stressful for these people because, often, just moving from one place to another is strenuous. People that are frail, elderly, or handicapped and will need assistance in evacuating should REGISTER NOW with Miami-Dade County Emergency Management Office at (305) 273-6700 or fill out an application for evacuation assistance at the Village Clerks Office or the Village Manager's Office. If you have any questions, call the "Special Needs Registry" at (305) 273-6790 and make your plans in advance.

1. Plan on taking care of yourself without electricity. Remember that the electrical conveniences that you count on for small things may be temporarily unavailable.
2. If you are elderly, frail, or handicapped and have friends or relatives that can help you with your property, housing, and welfare, contact them **NOW** so that you are part of their hurricane plan.
3. Make a list of any prescribed medication.

4. If you normally have help preparing your food, be sure that your food supply is transferred to smaller, lighter containers that you can open on your own.
5. If you will be staying elsewhere during the storm, discuss when you will be picked up. Allow time to gather the items you need to take along.
6. If you are in a battery-operated wheelchair, transfer to a manual wheelchair before the storm. You may not be able to recharge the battery.
7. If you normally need help with transportation or other needs from social service agencies, contact the Special Needs Registry NOW. These offices provide transportation assistance to public shelters for individuals with physical or psychological limitations. Public shelters, however, should be your last choice as a place to go. Try to stay with friends or family.
8. If you or a family member require electricity for life support equipment or need special supplies, discuss this **NOW** with a physician. You may want to consider buying a generator for the period after the storm.

RED CROSS SHELTER

A public shelter should be considered your **LAST RESORT** as a place to ride out a hurricane. The shelters should be left for the people with nowhere else to go. If you must evacuate, your best choice is the well prepared home of a friend outside of the evacuation zone. If you must go to a shelter, it may be crowded. Remember, Red Cross shelters are not designed to be comfortable, but are designed to be safe places to ride out the storm. Food may or may not be provided. If you do not have an alternate plan and must evacuate to a shelter, Bring along your own supplies.

The Red Cross continues to be in need of volunteers to be trained to run a shelter for the next storm.

If you would like to become a shelter volunteer and receive training from the Red Cross, call
(305) 644-1200.

Red Cross Shelter Checklist

Baby food and diapers
Battery-operated radio

Favorite toy or blanket
First aid kit

Blankets, pillows and sleeping

Bags

Medicine

Car key (extra set)

One flashlight per person

drinking water

Alcohol.

DO NOT bring pets, firearms or weapons

Identification and valuable papers

Non-perishable food

Toiletries

Cards, games and books

Extra Batteries

Eating utensils

Red Cross Shelters are not equipped to handle people that require constant medical supervision, however special shelters are available. For more information, please see the section on "People with Special Needs."

Important Note

If you are stranded by rising water, emergency personnel will not be able to get to you. Waiting to leave will jeopardize your life and the lives of others.

1. Shelters will be opening when the Evacuation Order is made. Listen to your local radio station for shelter listings to find the shelter nearest you.
2. Eat before leaving home because meals may not be available at the shelter, especially in the first 24 hours.
3. You may be required to present proof of residency before re-entering an evacuation area after the storm, so be sure to bring a driver's license or utility bill with you.
4. Bring important documents and insurance papers with you.

* Reprinted from the Village of Key Biscayne

HURRICANE KIT CHECKLIST

A little effort before a storm can mean a much easier time after a storm. Don't be one of those people that have to go look for supplies every day. If you have a baby, elderly or dependent person you are responsible for, be sure to have lots of special supplies they require.

Have a TWO-WEEK SUPPLY of the following items in your "Hurricane Kit." Be sure to include supplies for any friends or relatives who may be staying with you during the storm.

- Baby food, diapers and formula
- Battery operated radio
- Bleach (without lemon or additives)
- Butane Lighters
- Camera and film
- Candles
- Cleaning supplies and Disinfectants
- Duct Tape
- Eating Utensils
- Emergency cooking facilities
- Extension Cords (heavy duty, 3 pronged)
- Extra Batteries
- Extra pet food
- Fire Extinguisher
- First-Aid Kit
- Flashlights
- Fuel Can
- Gas for Grill (fill tank)
- Glasses or Contact lenses (extra)
- Heavy Plastic (to cover roof if damaged)
- Inflatable Raft
- Lantern and extra fuel
- Life Preserver
- Manual Can Opener
- Map of or directions to, Shelter locations.
- Matches
- Medicine: Prescription, Aspirin, Antacid, Antibiotic Cream.
- Mosquito Netting
- Mosquito Repellant
- Non-perishable canned or packaged foods and beverages

- Plastic Trash Bags (get plenty)
- Portable Cooler
- Rope (100 ft)
- Sleeping Bags
- Soap and Shampoo
- Spray Paint
- Tarps (heavy duty plastic or canvas)
- Toilet paper & towelettes
- Tools, including: Crowbar, Sledge Hammer, Saw, Gloves, Hammer and Nails
- Valuables
- Water Purification Tablets
- Water Lugs (large and small) Water to Drink (7
gallons per person)

“PREPARATION IS KEY TO SURVIVING MOTHER NATURE’S WRATH”

* Reprinted from the Village of Key Biscayne

STOCK GALLONS OF WATER

If you plan for water shortages after a hurricane, you will be a few steps ahead in the survival game. The following tips were provided in a brochure by the Federal Emergency Management Agency:

1. Store at least a two-week supply for each family member. That means at least one gallon a day for each person. Store water only in washed containers but for no longer than three months.
2. As a storm approaches, you also can store water in your bathtub and toilet tank (not bowl) for washing and flushing toilets. (That’s because if the electricity fails at the local waterworks, you won’t have water pressure.) Close the bathtub drain and seal around it with waterproof caulking and fill it with water.
3. Freeze as much water as you can.
4. Depending on the size, water heaters hold several gallons of clean water that you can use after a storm for sanitary or other needs. As part of your final preparations for a hurricane, unhook or shut off the water heater from its water source so it will not get contaminated. You will have this extra source of water to use in the aftermath of a storm.

Know how to disinfect water to kill disease-carrying microorganisms

1. **Boiling:** It is the safest. Bring water to a boil for about 10 minutes. It will taste better if you put oxygen back into it by pouring it back and forth between two containers.
2. **Chlorination:** Use liquid chlorine bleach that contains 5.25 percent sodium hypochlorite and no soap. (Some containers warn against personal use.) Add two drops of bleach for each quart of water (four drops if water is cloudy) stir and let stand for 30 minutes. If the water does not taste and smell of chlorine at that time, add another dose and let stand for another 15 minutes.
3. **Purification:** Tablets available at most sporting goods stores and some pharmacies release chlorine or iodine. Follow package directions.

* Reprinted from the Village of Key Biscayne

INSURANCE

Insurance is more complicated now than ever before, but the time spent being sure you're well covered is money in the bank after a storm. Ask every conceivable question of your insurance agent. If you don't get a good answer, ask the company directly, and get it in writing. Condo owners not only have to be concerned about the individual homeowners policy on their own unit, but also about the insurance the association is carrying on the building or complex.

Preparing for a Storm

You can do yourself a big favor by cataloging your personal items NOW. Be sure you have a complete description (brand name, model number, age, purchase price, place of purchase, etc.) of your personal belongings. Take a picture of everything and make TWO copies of the pictures and the lists.

1. Keep one of the originals and one of the copies in a waterproof container at home. Take it with you if you evacuate
2. Send one set to a friend or relative out of town.
3. NEVER give the insurance company the only original. They can lose things like anybody else.

Here are important questions for your insurance agent or company:

1. Do I have replacement value coverage on my apartment and personal property?

2. What does replacement value mean?
3. If my apartment gets damaged, will the policy pay the entire cost of rebuilding? In other words, "Is there a limit to my replacement value coverage?"
4. If the building code has changed since my apartment was built, will the policy pay the difference to meet new code requirements?
5. Does my policy cover wind damage? You may have a second, separate policy that only covers damage from wind.
6. Exactly what is covered by each policy?
7. If the garage collapses on my car, what insurance pays for the repairs?
8. What is the deductible on my policy or policies?
9. Is there any exclusion, things that are not covered?
10. Has my coverage kept pace with my improvements, additions, rising property values, and rebuilding costs?
11. Does my insurance cover relocation or temporary housing?
12. Does my policy cover houseguests?

Renters

If you rent, you need renter's insurance. You need to ask the same questions about replacement value as a homeowner.

* Reprinted from the Village of Key Biscayne

INVENTORY BELONGINGS FOR INSURANCE CLAIMS

Adequate homeowner's or renter's insurance will help protect you from the financial impact of a natural disaster. A crucial step is to take inventory of everything you own in your home. Having this information will speed your claim settlement.

Here's how to do an inventory:

1. Include the name and address of the appraiser on all appraisals.
2. Record the serial numbers of small appliances and other theft-prone items.
3. Keep your receipts along with a description of the items. Receipts are especially important for big-ticket items such as computers and large appliances.
4. Videotape or photograph all items that you own. Describe on the videotapes or on the back of the photos the items and their prices.
5. When doing an audio or video inventory, start in one corner of the room and work

your way around.

6. Inventory the contents of closets and the garage.
7. Make a detailed record of antiques, jewelry, silver, major appliances, and collector's items. This includes the prices, purchase dates and serial numbers.
8. Keep these videos or photos outside of your home, such as in a bank safe deposit box.
9. Update the inventory periodically.

Here are some photo tips for taking inventory:

1. Use a camera with a flash and take color pictures, which show detail better than black and white.
2. Date inventory pictures, slides and videotapes. If appropriate, record the date of purchase, brand names and purchase price of each item on a record card next to the picture.
3. In order to get an overall picture, take wide-angle photos of the whole room, then several close-ups to capture detail
4. Focus the flash away from mirrors and other reflective surfaces by standing at a 45-degree angle the shiny surface.
5. When using a flash, don't get closer than the recommended focus range. If you must get closer, dim the flash by placing a white handkerchief over it while taking the picture.
6. Place a family member in the picture because that helps substantiate ownership of an item.
7. Open closet doors to show how much clothing you own.
8. Take pictures of drawers' contents.
9. When photographing silver china or jewelry, use a dark cloth as a background. Don't use a flash when photographing jewelry.
10. Take a picture of the pattern name or manufacturer's signature of china, along with a picture of the pattern.
11. When photographing or recording collections in albums, make sure the picture includes the entire page, along with close-up shots of the most valuable items. Make sure the pictures tie in with your home.
12. Photograph power tools and include detailed photographs of the inside of your toolbox.
13. If you only want to take a few pictures, photograph groups of your most valuable unappraised items or record whole rooms with the most valuable items prominently displayed.

* Reprinted from the Village of Key Biscayne

USE PLANS, TEAMWORK TO HARNESS KIDS' FEARS

Preparing for hurricane season means readying children for the psychological effects of a storm. Consider these guidelines:

1. Accept the hurricane season and that another hurricane is possible. Begin to think about preparations.
2. Threatening new storms will stimulate fears and memories of Andrew. Talking about those memories will clarify reality and alleviate unnecessary anxiety, and it allows you and your family to marshal forces not only to prepare, but also to overcome it. Remember, children may relieve the trauma of the hurricane through repetitive play. Children may play hurricane games as a way of mastering fears, the same way a child with an unpleasant experience at the dentist may come home and playact being a dentist with the younger sibling.
3. Make a supply list. Allow the children to add items, perhaps a stuffed toy or games.
4. Develop a family plan of response that is clear and understandable to everyone, and give children a role in its implementation. If you are going to evacuate, choose the route and select a destination. If you are going to stay home, discuss with your children what you are going to do and where you are going to sleep. Children should have their own flashlights. Games help pass the time, give children something to focus on and promote family togetherness during periods of anxiety.
5. Take a trial run with the children then celebrate the success of your plan, emphasizing the key role each person played.
6. People who become overwhelmed with fear and anxiety may want to seek professional advice or treatment. Parents who are concerned about their children can ask their pediatrician or family doctor to refer them to a mental health professional who specializes in treating children, such as a child psychiatrist, psychologist or social worker.

PETS

Animals are affected by the stress of a storm just like people. It seems, however, they are more resilient and recover much faster. They also have good instincts for their own survival. As hard as it may be to leave your pet, the odds are good they'll make it, even if the situation gets very bad. The BEST THING you can do is to take your pet to a kennel or a veterinarian for boarding during the storm. These spaces fill up quickly, however, so make your reservations early. Some kennels will "hold" spaces for regular customers. If you cannot board your pet, consider asking your a friend or relative who lives in a non-evacuation area if they would mind your pet.

1. Pets are not allowed in public shelters.
2. If you must leave them behind, prepare a place for them in the most protected room in your home. If possible, use a room with no windows, but make certain that there is enough ventilation.
3. Tag your pet with proper identification and inoculation information. Be sure vaccinations are up to date, and that your name and phone number are on the tags.
4. Leave enough food and water for at least two weeks.
5. Arrange a layer of plastic and a layer of paper or cardboard for the pet.
6. Do not sedate your pet.
7. Do not leave pets in a car outside of a shelter.

When You Evacuate

- Notify management in writing of where you will be staying and a phone number where you can be reached.
- Leave during daylight hours if possible.
- Be sure to evacuate to the nearest shelter or other safe inland, non-coastal area.
- Take all necessary medical supplies and medications with you.
- Take small valuables (money, jewelry, etc.) and important documents with you.
- Take a battery-powered radio, flashlights (extra batteries), plenty of drinking water, toiletries, bedding and food that can be eaten cold (don't forget the manual can opener).

Shut Down

Should an evacuation order be issued, the building will be "Shut Down".

Several hours before the storm's landfall, all six-passenger elevators, the air conditioning system and the boiler systems will be shut down in order to protect the equipment during the storm.

Additionally, all building personnel will evacuate the building several hours prior to the storm's landfall (they too must prepare their homes and families).

It is strongly urged that you evacuate the building should an evacuation order be given. If you choose to stay in the building during the storm, note the following information:

- A security officer will be posted in the lobby of each Club Tower and will be set up as a "command center". They will be available to try and assist you in obtaining help in the event of a medical emergency, fire or serious damage.
- Prior to a Hurricane Warning, you will be provided with a phone number to contact your concierge.
- You should notify the management of your intent to stay.
- You should establish a "safe room" for you and your family to stay in during the storm (a room with no windows).

In the event outside information or assistance is needed, you may call:

Miami-Dade County Answer Center	-
305 468-5900	
Miami Dade Water Plant	-
305 953-2854	
Miami Dade Streets Division	-
305 945-3984	
Florida Power and Light	-
305 442-8770	
Miami Dade County Emergency Evacuation Assistance Program	
- 305 442-8770	
Police or Fire Department	- 911 (For
Emergencies Only)	
Red Cross	-
305-644-1200	
National Hurricane Center	
- 305-229-4522	

Again – You are urged to evacuate the building if an order is issued. If a storm’s landfall is in this area, there is a strong possibility that high winds will penetrate your apartment, knocking down doors and walls. During and after the storm, the police, fire department and fire rescue may not be able to provide emergency services.

DURING THE HURRICANE

Even at ground zero during Hurricane Andrew, in the hardest hit and the most heavily damaged area, no one was hurt inside a well prepared home. A home that is properly prepared has a much greater chance of surviving even the strongest storms and protecting the occupants within. Our **entire** island is vulnerable to hurricanes and evacuating from one area of the state to another does not guarantee a thing! Your best course of action is to prepare your home and remain in your designated “SAFE AREA” once the storm has begun.

1. Do not leave your safe room even if you hear windows breaking or other loud noises. It is extremely dangerous to expose yourself to the wind stream.
2. Stay away from windows at all times
3. **DO NOT** leave a window open at the “opposite side” from the storm. Close all the windows and stay put.
4. If the electricity goes off, use only flashlights. Use only flashlights. **NEVER** use candles or kerosene lamps during the storm.
5. Never cook during the storm. A gust of wind could spread a fire, and the fire department would not be able to respond.
6. Tell stories or sing songs to help keep children calm.
7. If the eye of the hurricane passes through your area, stay indoors unless emergency repairs are necessary. Wind and rain may stop for a few minutes to more than half an hour. Don’t let that fool you. The wind will suddenly pick up again from the opposite direction and possibly with greater force than before.
8. Turn off and unplug any unnecessary electrical equipment, especially sensitive electronics, **BEFORE** the power goes out. If power does go out, turn off circuit

breaker that operates a lamp, so you'll know when the power is restored.

Dade County Disaster Information

After the hurricane, all Miami Dade County HIGH SCHOOLS located in an affected or damaged area, will become Disaster Information and Resource Centers. If you need any recovery or medical help, this is the place to go. Initially, Police, Fire Department, and Emergency Medical Personnel will staff these centers, then, as soon as possible, representatives of the Salvation Army, the Red Cross, the insurance industry, and other agencies will be providing neighborhood services.

These centers represent Miami Dade County's commendable effort to solve the problem that developed after Hurricane Andrew when people needed help and didn't know where to go. After future hurricanes in Miami Dade County, look for the balloons at your local high school and help will be there.

RETURNING TO THE BUILDING

After the storm has passed, avoid returning to the building immediately.

There may not be any electricity, which means there will be no air conditioning, no hot water and the use of only service elevators, which is to be used for emergencies only. Residents will have to use the stairs to get to their apartments.

Before making a decision on when to return to the building, please call the management office to ascertain the condition of the building, especially whether it is safe for occupancy.

To Recap

1. Before the first storm of the season, prepare your unit (NOW).
2. Should a hurricane watch be issued, prepare to evacuate the building. (Management will send residents notification in the event a "watch" is issued.)
3. Stay tuned to local radio and television stations for latest National Weather Service advisories, and special instructions from local authorities (such as an order to evacuate).
4. Should a hurricane warning be issued and an order to evacuate is given, do so as quickly as possible (inform management, in writing, of where you will be staying and a phone number where you can be reached).
5. After the storm, contact building management to ascertain the condition and safety of the building before returning.

Hurricane Emergency Procedures

Following are a list of items to assist you in your hurricane plans:

- ✓ **PREPARE A PLAN OF ACTION**; involve your whole household, ensure that everyone takes part in it and knows what they are supposed to do.
- ✓ **HURRICANE KITS** should be refreshed with non-perishable foods and bottled water. Check batteries in clock, flashlights and radios. Check first aid kits. Keep photo identification and additional money handy. Don't forget toiletries, mosquito repellent and a manual can opener.
- ✓ **A HURRICANE WATCH** issued when hurricane conditions are possible for Key Biscayne usually within 72 hours. **Prepare for an evacuation order. Key Biscayne is a mandatory evacuation zone**, so you need to prepare to seek safe shelter outside of this community. There are no safe havens on Key Biscayne.
- ✓ **TRAVEL PLANS/EVACUATION CENTERS** and /or suitable **HOTELS** should be identified before an evacuation order is received. Locate boarding kennels for pets.
- ✓ **A HURRICANE WARNING** is issued when hurricane conditions are expected for Key Biscayne within 24 hours. Prior to this you should already know where you are going to weather the storm, have all the necessary items needed including enough water, food and money for up to two weeks and have made arrangements for pets(if any).
- ✓ **AN EVACUATION ORDER** is issued for Key Biscayne when sustained winds are at 35-40 mph. The Police Department and All Emergency Services will evacuate the island when sustained winds reach 45 mph - **NO ONE SHOULD REMAIN ON THE ISLAND.**

Once an evacuation order is issued and the building secured, MAC staff **will not** return to the property until the evacuation order is lifted.

- ✓ **SPECIAL NEEDS?** If you or someone in your family has special needs, you must pre register with the Special Needs Registry if you need assistance during a storm. Make sure you have a 30 day supply of medication.
- ✓ **OWNER'S NOT IN RESIDENCE** should make prior arrangements with a designated person (s) to close storm shutters, remove all furniture and plants from terraces and balconies, and remove automobiles from the parking garage.
- ✓ **ALL PASSENGER ELEVATORS** will be out of service in the Condominium because of expected ocean storm surges.
- ✓ **CONDOMINIUM EMPLOYEES** will not be available from the time the Evacuation Order is received for Key Biscayne and the building is secured. Please notify the management office ahead of time should you need any special assistance during an emergency. We will have a limited staff on site since they will have to go and secure their homes.
- ✓ **HURRICANER WATCH** is issued within 36 hours for a specific area when hurricane conditions are possible.

❖ **What to do when a HURRICANE WATCH is issued:**

1. Listen to Radio and TV broadcasts for up –to-date storm information.
2. Prepare to bring patio furniture indoors.
3. Prepare to close shutters if you have them.
4. Fill your gas tank and make arrangements to move your vehicle off Key Biscayne.
5. Check batteries and stock up on first aid supplies, canned foods, get a manual can opener, drinking water, and medications.

✓ **HURRICANE WARNING** is issued within 24 hours for a specific area when hurricane conditions are expected.

❖ **What to do when a HURRICANE WARNING is issued ;**

1. **Listen to the Local Officials for the “ Mandatory Evacuation Order”**
2. **When “Order” received- Evacuate immediately.**
3. **If you are caught indoors during a hurricane.**
 - a) **Stay away from windows.**
 - b) **Move to the center of your home, in a closet or bathroom without windows.**
 - c) **Be alert for tornadoes that spawn during the storm.**
 - d) **Stay away from floodwaters.**
 - e) **Be aware of the storms ‘eye” period of deceptive calm during the storm, which is usually, followed by more hurricane force winds.**

✓ **AFTER THE HURRICANE** listen to the radio and TV broadcasts advising when it is safe to return to the island. The Management Team will be on site as soon as it is safe to come on the island.

Remember that the best defense in the event of a Hurricane is to be prepared.

Please keep this information in an easily accessible location. Should you have any questions regarding this information, please contact the Management Office at 305-361-9975 or your concierge at:

Grand Bay Club

305-361-2900

Club Tower One

305-361-7843

Club Tower Two

305-361-3605

Club Tower Three

305-365-8305

This information is being provided to you as a source to help you prepare for a Hurricane. It is not to be construed as a substitute for your own good judgment. You should avail yourself to information provided by government agencies and the National Weather Service, as well as listen to local television and radio newscast.

RESOLUTION NO. 2006-_____

A RESOLUTION OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A BEACH MANAGEMENT PLAN FOR ACTIVITIES WITHIN THE GOVERNMENT USE DISTRICT; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-102 of the Code of Key Biscayne, Florida, recreational activities are permitted within the Government Use District upon approval of a Beach Management Plan by the Village Council; and

WHEREAS, the applicant, Grand Club Partners, located at 425 Grand Bay Drive North, Key Biscayne, Florida has submitted a Beach Management Plan proposing the use and operation of recreational activities within the Government Use District for approval by Village Council; and

WHEREAS, a public hearing of the Village Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Village Council having considered the evidence presented, finds that the proposed activities comply with the requirements of the applicable codes and ordinances and do not constitute a threat to public safety or welfare, or constitute a danger or impediment to the public beach area to the extent the application is granted herein.

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. **Approval of Beach Management Plan.** In accordance with Section 30-102 of the Village Code, the Village Council hereby authorizes and approves the Beach Management Plan, attached and incorporated herein.

Section 3. Conditions. The Beach Management Plan as approved, is subject to the following conditions:

- (1) Failure to comply with the provisions of the Beach Management Plan as approved, or the conditions of this Resolution shall result in automatic revocation of Beach Management Plan approval.

Section 4. Implementation. That the Village Manager is hereby authorized to take any action which is necessary to implement this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption hereof.

PASSED AND ADOPTED this _____ day of May, 2006.

ROBERT OLDAKOWSKI, MAYOR

ATTEST:
CONCHITA H. ALVAREZ, CMC

VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

VILLAGE ATTORNEY

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