

MINUTES

SPECIAL VILLAGE COUNCIL MEETING  
KEY BISCAVNE, FLORIDA

FRIDAY, NOVEMBER 21, 2003

COUNCIL CHAMBER  
560 CRANDON BOULEVARD

1. **CALL TO ORDER/ROLL CALL OF MEMBERS:** The meeting was called to order by the Mayor at 8:36 a.m. Present were Councilmembers Martha F. Broucek, Carol Diaz-Castro, James L. Peters, Robert L. Vernon, Vice Mayor Jorge Mendia and Mayor Robert Oldakowski. Councilmember Mortimer Fried was absent. Also present were Village Manager Jacqueline R. Menendez, Village Clerk Conchita H. Alvarez and Village Attorney Stephen P. Helfman.
2. **PLEDGE OF ALLEGIANCE:** Ms. Nancye Ray led the Pledge of Allegiance.
3. **APPROVAL OF MINUTES:** Councilmember Diaz-Castro made a motion to approve the minutes of the November 10, 2004 Regular Council Meeting. The motion was seconded by Councilmember Peters and approved by a 6-0 voice vote. The vote was as follows: Councilmembers Broucek, Diaz-Castro, Peters, Vernon, Vice Mayor Mendia and Mayor Oldakowski voting Yes.
4. **ORDINANCES:** The Clerk read the following ordinance on first reading:

**AN ORDINANCE OF THE VILLAGE OF KEY BISCAVNE, FLORIDA, PROVIDING FOR A MORATORIUM ON DEVELOPMENT PERMITS FOR ALL LANDS ZONED FOR COMMERCIAL, OFFICE OR HOTEL USES ALONG THE CRANDON BOULEVARD CORRIDOR AS DEPICTED ON ATTACHED EXHIBIT A; PROVIDING FOR A VESTED**

November 21, 2003

**RIGHTS PROCEDURE RELATED TO THE MORATORIUM; PROVIDING FOR EXCEPTIONS; PROVIDING FOR EXCLUSION FROM THE CODE OF KEY BISCAYNE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

The Attorney addressed the Council regarding this ordinance.

Jud Kurlancheek, Director of Building, Zoning and Planning addressed the Council regarding this ordinance and stated that the LePhare Condominium was included in the moratorium by mistake. The LePhare Condominium will be removed from the ordinance.

Councilmember Broucek made a motion to adopt the ordinance on first reading. The motion was seconded by Councilmember Peters.

The Mayor opened the public hearing. Willy Borroto, Borroto Architects, 240 Crandon Boulevard; Henny Groschel-Becker, 290 West Mashta and Carter McDowell, Attorney representing Tesaurus Holdings, the owner of 200 Crandon Boulevard addressed the Council. The Mayor closed the public hearing.

The ordinance was adopted on first reading by a 4-2 roll call vote. The vote was as follows: Councilmembers Broucek, Peters, Vice Mayor Mendia and Mayor Oldakowski voting Yes. Councilmembers Diaz-Castro and Vernon voting No.

5. **RESOLUTIONS:** The Clerk read the following resolution by title:

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AUTHORIZING A STUDY OF THE ZONING ALONG THE CRANDON BOULEVARD CORRIDOR, AS DEPICTED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR THE MANAGER TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR EFFECTIVE DATE.**

Councilmember Broucek made a motion to table this resolution to the December 2, 2003 Council Meeting. The motion was seconded by Councilmember Diaz-Castro and approved by a 6-0 voice vote. The vote was as follows: Councilmembers Broucek, Diaz-Castro, Peters, Vernon, Vice Mayor Mendia and Mayor Oldakowski voting Yes.

7. **SCHEDULE OF FUTURE MEETINGS/EVENTS:** A schedule of future meetings and events was presented to the Council.

8. **ADJOURNMENT:** The meeting was adjourned at 10:00 a.m.

November 21, 2003

*Respectfully submitted:*

*Conchita H. Alvarez, CMC  
Village Clerk*

*Approved this 2nd day of December, 2003:*

*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.***