

MINUTES

CONCURRENCY WORKSHOP  
KEY BISCAWAYNE, FLORIDA

TUESDAY, MARCH 6, 2007

COUNCIL CHAMBER  
560 CRANDON BOULEVARD

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

Jud Kurlancheek, Building, Zoning and Planning Director addressed the Council regarding the various methods that could be used to solve the Village's Recreation and Open Space concurrency deficit. Staff prepared the following list of methods that could be used to solve the Village's 6.2 acre Recreation and Open Space concurrency deficit: **Existing Recreation and Open Space Land that is not counted in the EAR:** public beach 15.20, 530 Crandon Boulevard + surplus row 0.52, Community Center 1.95, new bike lanes on Crandon Boulevard and Harbor Drive 1.36, weighted score depending on the use of existing parks, to be determined based on a formula; **Private Recreation and Open Space based on a % to be determined based on users/Village population:** Residential Condominiums to be determined, Ritz Hotel only to be determined, Presbyterian Church fields, basketball courts and parking lots 2.36, Key Biscayne Yacht Club 4.17, Key Biscayne Beach Club 2.24, Beach easements 1.56; **Buy Land in the Village:** Single Family lots - contiguous lots or pocket parks 6.2, Commercial 6.2; **Change the Formula:** Reduce the 2.5 acre per 100 residents, include a requirement for new Hotel Rooms; **E. L. And Outside of the Village:** Virginia Key to be negotiated; Crandon Park to be negotiated; **Residential Developer Contributions:** Dedication of land above the required Recreation and Open Space for projects that contain apartments and hotel condominiums to be negotiated; impact fee for single family and duplex new construction to be determined.

The following persons addressed the Council: Michael Kelly, 395 Gulf Road; Max

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Puyanic, 480 S. Mashta Drive; Edgar Gutierrez, 251 Crandon Boulevard; Camille Guething, 260 Seaview Drive; Charles Viscito, 141 Crandon Boulevard; Barry Goldmeier, 1000 Mariner Drive; Larry Radzville, 77 Crandon Boulevard; Mortimer Fried, 291 Harbor Court; Jack Luft, 1717 Windward Way, Sanibel, Florida; Arturo Aballi, 91 Island Drive; Arnold Munoz, 151 Crandon Boulevard; Julio Padilla, 325 Atlantic Road; Steve Simon, 335 Harbor Lane; Inigo Ardid, 745 N. Mashta Drive and Edgardo Defortuna, 760 Harbor Drive.

There was extensive discussion from Council regarding the different alternatives available to the Village to meet the concurrency requirements.

The Attorney and the Manager also addressed the Council regarding concurrency.

It was the consensus of Council to direct staff to include the following Recreation and Open Space to meet the concurrency requirement: 530 Crandon Boulevard + surplus row, the Community Center, the new bike lanes on Crandon Boulevard and Harbor Drive, the Key  
There being no further business, the meeting was adjourned at 9:15 p.m.

*Respectfully submitted:*

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*Conchita H. Alvarez, CMC*  
*Village Clerk*

*Approved this 13th day of March, 2007:*

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*Robert L. Vernon*  
*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.***