

MINUTES

SECOND  
COMMUNITY PLANNING, ZONING AND DESIGN  
WORKSHOP  
KEY BISCAYNE, FLORIDA

TUESDAY, APRIL 23, 2013

COUNCIL CHAMBER  
560 CRANDON BOULEVARD

The meeting was called to order by the Mayor at 8:20 p.m. Present were Councilmembers Michael W. Davey, Theodore Holloway, Michael Kelly, James S. Taintor, Vice Mayor Mayra Lindsay and Mayor Franklin H. Caplan. Councilmember Edward London was absent. Also present were Village Manager John C. Gilbert, Village Clerk Conchita H. Alvarez and Village Attorney Chad Friedman.

The Mayor addressed the Council welcoming the public to the Community Planning, Zoning and Design Workshop.

Director of Building, Zoning and Planning Jud Kurlancheek addressed the Council regarding the following suggestions made by Council and residents: 1.) Cheek, knee wall or retaining wall; 2.) Location and enclosure of A/C equipment; 3.) Location of garbage cans and enclosures; 4.) Location of swimming pool equipment and enclosures; 5.) Use of swimming pool discharge wells for drainage and 6.) 15 ft. rear yard setback for a portion of the building.

Director Kurlancheek explained the following terms: Cheek wall: 8-16 inches above grade with minimal foundation. Cannot support a wall or fence; Knee wall: 8-16 inches stronger foundation.

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Depends on design; Retaining wall: 2 feet or higher above grade. More likely to support a wall depending on design. It can support a fence. The purpose is to insure water is retained on site during and after construction. Retaining walls constructed at the beginning of the job is the best solution.

Director Kurlancheek also explained how drainage is regulated. 1.) Drainage calculations and plans at building permit; 2.) Swale in sideyards; 3.) Catch basins in rear yards and 4.) Retaining and Knee walls.

Director Kurlancheek explained current regulations for A/C enclosures and location as follows: 1.) Acoustically soundproofed base or ledge; 2.) Screen around all sides and 1 ft. above top of compressor; 3.) Setbacks: a. 4 ft. sideyard setback; b. 10 ft. rear yard setback in center of Village otherwise 20 ft.; c. Not permitted to face a street; 4.) New equipment has 60 decibel sound rating.

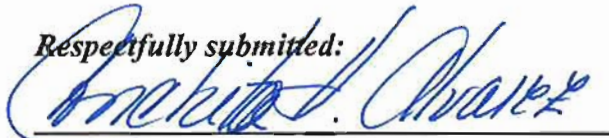
Former Mayor Robert Vernon, 475 Ridgewood Road; Deborah de Leon, 100 Buttonwood; Servando Parapar, 240 Cypress Drive; Bradley Newsom, 345 Pacific and Brigitte Newsom, 345 Pacific addressed the Council.

The Manager read into the record a statement from Councilmember London.

Mayor Caplan addressed the Council regarding the current regulations for Bed and Breakfast and reported that he will bring back some suggestions.

The meeting was adjourned at 9:50 p.m.

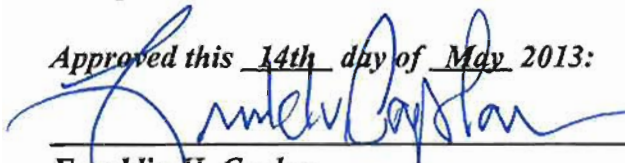
Respectfully submitted:



Conchita H. Alvarez, MMC  
Village Clerk



Approved this 14th day of May 2013:



Franklin H. Caplan  
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.**