VILLAGE OF KEY BISCAYNE

Village Council
Joe. I. Rasco, Mayor
Franklin H. Caplan, Vice Mayor
Edward London
Allison McCormick
Brett G. Moss
Oscar Sardinas
Fernando A. Vazquez

REGULAR COUNCIL MEETING
TUESDAY, APRIL 04, 2023
6:30 PM

1. CALL TO ORDER/ROLL CALL OF MEMBERS

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

FATHER JUAN CARLOS PAGUAGA
SAINT AGNES CATHOLIC CHURCH

4. BRIEF COMMENTS BY COUNCIL

5. PUBLIC COMMENTS:
If you would like to speak during public comments, please fill out a blue request form available at the Council Chamber entrance and submit it to the Village Clerk prior to the start of the meeting. When your name is called, please come forward to the podium and state your name and address. (If applicable, please state if you are a hired consultant or Village employee and/or engaged in lobbying activities and/or representing an organization.) Unless otherwise provided by Council, members of the public will have three (3) minutes to speak.

6. AGENDA:

APPROVAL/DEFERRALS/ADDITIONS/DELETIONS/SUBSTITUTIONS/WITHDRAWALS

7. SPECIAL PRESENTATIONS:

7.A. PRESENTATION BY AECOM ON UPDATE TO VILLAGE WIDE ALTERNATIVE

DRAINANGE ANALYSIS AND 30% DESIGN OF K8 BASIN

8. CONSENT AGENDA:

(Consent agenda items are those which are routine, do not require discussion or explanation prior to Village Council action, or have already been discussed and/or explained and do not require further discussion or explanation. Items can be removed from the consent agenda by the request on an individual Councilmember for independent consideration provided such request is made during the approval/deferrals/additions/deletions/substitutions/withdrawals segment of the meeting, prior to the vote on the consent agenda.)

8.A. FEBRUARY 15, 2023 MINUTES
(REGULAR COUNCIL MEETING)

TAB 1

8.B.

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING AND ACCEPTING A PUBLIC BEACH ACCESS EASEMENT AND DEDICATION AGREEMENT WITH THE COMMODORE CLUB SOUTH, INC. RELATING TO THE PROPERTY LOCATED AT 199 OCEAN LANE DRIVE;** PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.(CHIEF RESILIENCE AND SUSTAINABILITY OFFICER DR. ROLAND SAMIMY)

RECOMMENDATION: APPROVAL

TAB 2

9. ORDINANCES: (NOT LATER THAN 7:30 P.M.)

9.A.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **COMPREHENSIVELY UPDATING AND AMENDING CHAPTER 19 OF THE VILLAGE CODE OF ORDINANCES PARK RULES AND REGULATIONS; AMENDING REGULATIONS RELATING TO MOTORIZED VEHICLES, NON MOTORIZED VEHICLES, AND EQUIPMENT WITHIN VILLAGE PARKS; AMENDING ENFORCEMENT AND PENALTY REGULATIONS;** PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.(CHIEF OF POLICE FRANK SOUSA)

SECOND READING

RECOMMENDATION: APPROVAL

OPEN FOR PUBLIC COMMENTS

TAB 3

9.B. AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AMENDING THE VILLAGE CODE OF ORDINANCES BY REVISING SECTION 10-63 "DEFINITIONS," 10-91, "PERMANENT PLACEMENT," AND SECTION 30-41, "RECREATIONAL VEHICLES AND MANUFACTURED HOMES," RELATING TO THE VILLAGE'S MANUFACTURED HOMES AND FLOODPLAIN MANAGEMENT REGULATIONS;** PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

FIRST READING
(SECOND READING WILL BE ON MAY 9, 2023)

RECOMMENDATION: APPROVAL

TAB 4

10. RESOLUTIONS:

10.A. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING A SECOND AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT WITH PADL LLC FOR THE PADDLEBOARD SHARING PROGRAM;** PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE. (PARKS, RECREATION AND OPEN SPACES DIRECTOR TODD HOFFERBERTH)

RECOMMENDATION: APPROVAL

TAB 5

10.B. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING AND ADOPTING THE KEY BISCAYNE FLOODPLAIN SPECIES ASSESSMENT AND PLAN;** PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

RECOMMENDATION: APPROVAL

Tab 6

10.C. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING A SITE PLAN FOR A TWO-STORY COMMERCIAL BUILDING CONSISTING OF 25,581 SQUARE FEET LOCATED AT 12-24 CRANDON BOULEVARD;** PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.(BUILDING, ZONING AND PLANNING DIRECTOR JEREMY

CALLEROS GAUGER)

RECOMMENDATION: APPROVAL

TAB 7

11. PUBLIC COMMENTS: (AT APPROXIMATELY 8:00 P.M.)

If you would like to speak during public comments, please fill out a blue request form available at the Council Chamber entrance and submit it to the Village Clerk prior to the start of the meeting. When your name is called, please come forward to the podium and state your name and address. (If applicable, please state if you are a hired consultant or Village employee and/or engaged in lobbying activities and/or representing an organization.) Unless otherwise provided by Council, members of the public will have three (3) minutes to speak.

12. REPORTS AND RECOMMENDATIONS:

A. VILLAGE MANAGER (NOT LATER THAN 8:00 P.M.)

A. MANAGER'S REPORT

TAB 8

1.) SAFE AND SECURE VILLAGE

A. TRAFFIC SOLUTIONS (CHIEF OF POLICE FRANK SOUSA AND BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

2.) THRIVING AND VIBRANT LOCAL COMMUNITY AND MARKETPLACE

A. POLICY GUIDANCE ON ART IN PUBLIC PLACES (BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

B. MONUMENT SIGNAGE REPORT (BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

C. A MOTION APPROVING THE APPLICATION FOR A MULTI-TENANT SIGN AT 260 CRANDON BOULEVARD (BUILDING, ZONING AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

3.) ENGAGING AND ACTIVE PUBLIC SPACES AND PROGRAMS

4.) ACCESSIBLE, CONNECTED AND MOBILE VILLAGE-WIDE TRANSPORTATION

5.) RESILIENT AND SUSTAINABLE ENVIRONMENT AND INFRASTRUCTURE

6.) EFFECTIVE AND EFFICIENT GOVERNMENT SERVICES

A. RESIDENT EXPERIENCE AND SERVICE PROGRAM UPDATE (CHIEF OF STAFF JOCELYNE MOUSSAVOU)

B. CAPITAL IMPROVEMENT PROGRAM UPDATE (CIP AND GRANTS MANAGER COLLEEN BLANK)
HTTPS://VILLAGE-KEY-BISCAYNE-FL-PROJECTS.CLEARGOV.COM/

B. MAYOR AND COUNCILMEMBERS

1.) DISCUSSION ON AN AGGRESSIVE APPROACH TO THE SARGASSUM ISSUE COMING OUR WAY THIS SUMMER (MAYOR RASCO)

2.) REVIEW/DISCUSSION OF COUNCIL GOALS & OBJECTIVES FOR 2023 (MAYOR RASCO)

3.) DISCUSSION ON DEVELOPIING A PROPOSAL FOR SHADE TREES AND IMPROVED LANDSCAPING FOR GALEN AND SUNRISE (MAYOR RASCO)

C. VILLAGE ATTORNEY

NONE

D. VILLAGE CLERK

NONE

13. OTHER BUSINESS/GENERAL DISCUSSION

NONE

14. SCHEDULE OF FUTURE MEETINGS/EVENTS:

REGULAR COUNCIL MEETING
TUESDAY, MAY 9, 2023, 6:30 P.M.

REGULAR COUNCIL MEETING
TUESDAY, JUNE 6, 2023, 6:30 P.M.

BUDGET WORKSHOP
TUESDAY, JUNE 27, 2023, 6:30 P.M.

15. ADJOURNMENT

I. ANY PERSON WISHING TO ADDRESS THE VILLAGE COUNCIL ON AN ITEM ON THIS AGENDA IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. PRIOR TO MAKING A STATEMENT, PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

II. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PROCEEDING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK, 88 WEST MCINTYRE STREET, KEY BISCAYNE, FLORIDA 33149, TELEPHONE NUMBER (305) 365-5506, NOT LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH PROCEEDINGS.

III. 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 (F.S.286.0105).

IV. IN ACCORDANCE WITH VILLAGE CODE SECTION 2-161, ADOPTING SECTION 2-11.1(s) OF THE MIAMI-DADE COUNTY CODE, ANY PERSON ENGAGING IN LOBBYING ACTIVITIES, AS DEFINED THEREIN, MUST REGISTER AT THE VILLAGE CLERK'S OFFICE BEFORE ADDRESSING THE COUNCIL ON THE ABOVE MATTERS OR ENGAGING IN LOBBYING ACTIVITIES.

THE ABOVE MEETINGS ARE HELD IN THE COUNCIL CHAMBER, 560 CRANDON BOULEVARD AND ARE SUBJECT TO CHANGE. ZONING MEETINGS AND SPECIAL COUNCIL MEETINGS WILL BE SCHEDULED ON AN AS NEEDED BASIS. PLEASE VISIT www.keybiscayne.fl.gov TO VIEW THE MEETING SCHEDULE.

MINUTES

REGULAR COUNCIL MEETING
KEY BISCAYNE, FLORIDA

WEDNESDAY, FEBRUARY 15, 2023

COUNCIL CHAMBER
560 CRANDON BOULEVARD

1. **CALL TO ORDER/ROLL CALL OF MEMBERS:** The meeting was called to order by the Mayor at 6:32 p.m. Present were Councilmembers Edward London, Allison McCormick, Brett G. Moss, Oscar Sardiñas, Fernando A. Vazquez (arrived at 6:48 p.m.), Vice Mayor Franklin H. Caplan, and Mayor Joe I. Rasco. Also present were Village Manager Steven C. Williamson, Village Clerk Jocelyn B. Koch, and Village Attorney Chad Friedman.

2. **PLEDGE OF ALLEGIANCE:** Mayor Rasco led the Pledge of Allegiance.

3. **INVOCATION:** Reverend Mandy Brady with St. Christopher's-By-the-Sea gave an invocation.

4. **BRIEF COMMENTS BY COUNCIL:** Vice Mayor Caplan addressed the Council reporting having attended Mast Academy's Green Warrior Awards Ceremony with Councilmember McCormick and Mayor Rasco and recognized the school's accomplishments in green initiatives and Councilmember Moss addressed the public with a status update on his family member's recovery from a bicycle accident.

5. **PUBLIC COMMENTS:** The following residents addressed the Council: Karen Beber Futernick, 798 Crandon Boulevard; Julius Walecki, 251 Galen Drive; Alex Serrano, 784 Ridgewood Road; Steve Powell, 441 Island Drive and Melissa White, 370 Heather Lane.

6. **AGENDA:** Mayor Rasco requested to hear Items 10A, 10D, 10E, 10F immediately after Special Presentations; Councilmember London requested the addition of a discussion regarding the Village lobbyist's position on proposed legislation regarding preemption as Item 12B3 and the Attorney addressed the Council requesting the addition of a report on Testa v. Town of Jupiter Island as Item 12C1.

Vice Mayor Caplan made a motion to approve the agenda, as amended. The motion was seconded by Councilmember Moss and approved by a 7-0 voice vote. The vote was as follows: Councilmembers London, McCormick, Moss, Sardiñas, Vazquez, Vice Mayor Caplan, and Mayor Rasco voting Yes.

7. **SPECIAL PRESENTATIONS:** A annual presentation was given by Miami-Dade County Commissioner Raquel Regalado regarding recent local county updates.

Councilmember Moss addressed the Council introducing the newly formed Youth Council members.

A presentation was given by Tony Albelo from Engage Live regarding the SOFLO Boat Show.

There was discussion from Council regarding the above presentation and traffic concerns.

Mayor Rasco presented a Proclamation in recognition of March as Colorectal Cancer Awareness month.

The Clerk read the following resolution by title:

A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, SELECTING SOUTHEASTERN ENGINEERING CONTRACTORS, INC. FOR THE CRANDON BOULEVARD AND HARBOR DRIVE INTERSECTION IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $484,193; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Moss made a motion to approve the resolution. The motion was seconded by Vice Mayor Caplan.

There was discussion from Council regarding the above resolution.

The resolution was approved by a 7-0 voice vote. The vote was as follows: Councilmembers London, McCormick, Moss, Sardiñas, Vazquez, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following resolution by title:

A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING AN AGREEMENT WITH EMILIO LOPEZ TECHNOLOGIES, LLC D/B/A SOP TECHNOLOGIES FOR INSTALLATION AND MAINTENANCE OF UNDERGRATE FILTER UNITS AND CURB INLET FILTERS AT THE K-8 ELEMENTARY SCHOOL BASIN IN AN AMOUNT NOT TO EXCEED $86,976; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to approve the resolution. The motion was seconded by

Councilmember Sardiñas.

Mayor Rasco addressed the Council requesting to hear Items 10E and 10F at the same time. There was no objection to the request.

The Clerk read the following resolution by title:

A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING AN AGREEMENT WITH ABTECH INDUSTRIES, INC. FOR INSTALLATION AND MAINTENANCE OF ULTRA-URBAN® FILTERS IN CATCH BASINS AT THE K-8 ELEMENTARY SCHOOL BASIN IN AN AMOUNT NOT TO EXCEED $123,500; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to approve the resolution. The motion was seconded by Councilmember Sardiñas.

Chief Resilience and Sustainability Officer Dr. Roland Samimy and Public Works Director Jake Ozyman addressed the Council regarding the above two resolutions.

CEO Emilio Lopez from SOP Technologies and COO Robert Backman from AbTech Technologies addressed the Council.

There was extensive discussion from Council, Director Ozyman, Mr. Lopez, Mr. Backman, and the Manager regarding the above two resolutions, flooding, catch basins, and influent and effluent water quality.

Councilmember London addressed Mr. Lopez regarding if the product does not work the Village would not need to pay for it and Mr. Lopez agreed.

The above two resolutions were approved by a 6-1 voice vote. The vote was as follows: Councilmembers London, McCormick, Sardiñas, Vazquez, Vice Mayor Caplan, and Mayor Rasco voting Yes. Councilmember Moss voting No.

9. **ORDINANCES:** The Clerk read the following ordinance on second reading by title:

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING CHAPTER 21 OF THE VILLAGE CODE OF ORDINANCES TO ESTABLISH CONSTRUCTION AND PERMITTING REQUIREMENTS FOR CONSTRUCTION WORK IN THE PUBLIC RIGHTS-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to adopt the ordinance on second reading. The motion was seconded by Councilmember Moss.

The Mayor opened the public hearing. There were no speakers present. The Mayor

closed the public hearing.

There was discussion from Council and Director Ozyman regarding the above ordinance.

Vice Mayor Caplan requested to amend the text to say "work" for any work in the right-of-way for uniformity purposes. Councilmember Moss accepted the friendly amendment to the motion.

There was discussion from Council and the Attorney regarding the amendment.

Councilmember Vazquez exited the meeting.

The ordinance, as amended, was adopted on second reading by a 6-0 roll call vote. The vote was as follows: Councilmembers London, McCormick, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following ordinance on second reading, by title:

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING ORDINANCE NO. 2022-06 WHICH ADOPTED THE BUDGET FOR FISCAL YEAR 2022-2023 BY REVISING THE 2022-2023 FISCAL YEAR BUDGET (BUDGET AMENDMENT NO. 3); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to adopt the ordinance on second reading. The motion was seconded by Councilmember Sardiñas.

The Mayor opened the public hearing. There were no speakers present. The Mayor closed the public hearing.

There was extensive discussion from Council, Capital Improvement Program and Grants Manager Colleen Blank, Director Ozyman, and the Manager regarding the above ordinance and if there would be additional budget amendments this fiscal year.

Councilmember McCormick exited the meeting.

The ordinance was adopted on second reading by a 5-0 roll call vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following ordinance on first reading by title:

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, CREATING THE SUSTAINABILITY ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Rasco made a motion to approve the ordinance on first reading. The motion was seconded by Councilmember Moss.

There was discussion from Council and the Attorney regarding the above ordinance and how

advisory boards sunset.

It was the consensus of Council to amend the ordinance by adding language that states the board is to report back to Council on an annual basis and for the Clerk to distribute the current Advisory Board status list.

The ordinance, as amended, was approved on first reading by a 5-0 roll call vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following ordinance on first reading, by title:

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING CHAPTER 30, ZONING AND LAND DEVELOPMENT REGULATIONS, OF THE VILLAGE CODE OF ORDINANCES CREATING SECTION 30-42, DEVELOPMENT INCENTIVES FOR STORMWATER MANAGEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to approve the ordinance on first reading. The motion was seconded by Councilmember Sardiñas.

> The Mayor opened the public hearing. There were no speakers present. The Mayor closed the public hearing.

Building, Zoning and Planning Director Jeremy Calleros Gauger and the Attorney addressed the Council regarding the above ordinance, incentives for stormwater easements, and floor area ratio.

There was extensive discussion from Council, Director Calleros Gauger, Dr. Samimy and the Attorney regarding the above ordinance, a discharge deficit at the KBK8 basin, upsizing the outfalls with diffusers, and possible design review criteria for any incentives given.

The Manager addressed the Council regarding the above ordinance and for the administration to meet with individual Councilmembers regarding ideas for an implementation plan.

The Attorney addressed the Council stating that this ordinance would not increase properties' floor area ratio.

The ordinance was approved on first reading by a 5-0 roll call vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following ordinance on first reading, by title:

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTION 30-199, LEGAL NONCONFORMING SIGNS, OF CHAPTER 30 OF THE VILLAGE CODE OF ORDINANCES RELATING TO THE CONTINUATION, RECONSTRUCTION, AND ALTERATION OF LEGAL NONCONFORMING

MONUMENT SIGNS IN THE MULTIFAMILY AND PLANNED UNIT DEVELOPMENT ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Moss made a motion to approve the ordinance on first reading. The motion was seconded by Councilmember Sardiñas and approved by a 5-0 roll call vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Attorney addressed the Council requesting a public hearing for the above ordinance.

> The Mayor opened the public hearing. There were no speakers present. The Mayor closed the public hearing.

At this time public comments were heard: The following residents addressed the Council: Elizabeth Evans, 785 Crandon Boulevard and Mariana Tello, 141 Crandon Boulevard.

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

A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING THE PURCHASE OF UPGRADES TO THE VILLAGES SECURITY CAMERA AND LICENSE PLATE RECOGNITION (LPR) SYSTEMS FROM ER TECH SYSTEMS INC. D/B/A BROADCAST SYSTEMS IN AN AMOUNT NOT TO EXCEED $107,163.42; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Moss made a motion to approve the resolution. The motion was seconded by Vice Mayor Caplan.

Chief of Police Frank Sousa addressed the Council regarding the above resolution.

There was discussion from Council and Chief of Police Sousa regarding the above resolution and contract bidding.

The resolution was approved by a 5-0 voice vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following resolution by title:

A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, SELECTING FLORIDESCO LLC. FOR THE COMMUNITY CENTER LED LIGHTING RETROFIT PROJECT IN AN AMOUNT NOT TO EXCEED $112,059.55; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember London made a motion to approve the resolution. The motion was seconded by

Vice Mayor Caplan.

Parks, Recreation and Open Spaces Director Todd Hofferberth addressed the Council regarding the above resolution.

There was extensive discussion from Council and Director Hofferberth regarding the above resolution and installing appropriate and adjustable Kelvin levels for the lights and that the estimated savings for this project is $29,385.

The resolution was approved by a 5-0 voice vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The Clerk read the following resolution by title:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A FIRST AMENDMENT TO THE SOLID WASTE COLLECTION AGREEMENT WITH GREAT WASTE AND RECYCLING SERVICES, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Caplan made a motion to approve the resolution. The motion was seconded by Councilmember Sardiñas.

There was discussion from Council and the Manager regarding the above resolution and providing a pass through for tipping fees.

The resolution was approved by a 3-2 voice vote. The vote was as follows: Councilmember Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes. Councilmembers London and Moss voting No.

11. **PUBLIC COMMENTS:** Public comments were addressed earlier in the evening.

12. **REPORTS AND RECOMMENDATIONS:** The following items were discussed:

Village Manager. The Manager addressed the Council reporting on the following updates: the Building, Zoning and Planning Department's electronic permitting system, the launch of the VKB311 app to improve customer service, and that Florida Power & Light will be installing 17 streetlights on East Enid Drive over the next few weeks.

Mayor Rasco addressed the Council regarding positive resident feedback received on the East Enid Drive lighting project and requested that the Manager look into issues with the temporary lighting at St. Agnes Field. There was no objection to the request.

There was discussion from Council and the Manager regarding when Paradise Park would be completed, and that Hampton Park would be completed within the next two weeks.

Chief of Police Sousa addressed the Council reporting on an update for a Scooter and E-Bike

Enforcement Plan and reviewed current state laws and regulations for electric scooters and electric bicycles. The Manager and the Police Department have been working with the Village Attorney and State Representatives to put in place common sense rules and enforcement tools to address the community's safety concerns about the use of motorized scooter and electric bicycles in the Village. Florida House Bill 597 filed by State Representative Vicki Lopez would give expanded ability for municipalities to be able to enforce with an ordinance instead of a uniform traffic citation.

The Manager addressed the Council regarding beginning enforcement tomorrow and requesting a motion to amend Chapter 19 regarding electric scooter and electric bicycle violations with a modified fee structure of $75 for the first fine and $175 for the second, and for this fee structure to go into effect immediately as it is time sensitive.

The Attorney addressed the Council regarding the above requested motion and the "pending legislation doctrine".

There was discussion from Council, Chief of Police Sousa, and the Attorney regarding possibly adding an additional incremental fine for a third violation.

Vice Mayor Caplan made a motion to direct the Manager to bring back an ordinance for first reading to amend Chapter 19 to provide a specific fee schedule, specified by Chief of Police Sousa, with additional procedural clarifications, and during this tendency period the Council is directing the Manager to impose this fee schedule as opposed to the general fee schedule which this is consistent with Village's golf cart ordinance. The motion was seconded by Councilmember Sardiñas.

> The Mayor opened the public hearing. The following resident addressed the Council: Henrique Cisneros, 111 Reef Lane. The Mayor closed the public hearing.

The motion was approved by a 5-0 roll call vote. The vote was as follows: Councilmembers London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

There was discussion from Council and the Attorney regarding receiving resident's feedback on safety concerns for pedestrians and safety concerns for scooter and electric bicycle riders, possibly banning these vehicles and enforcement on Crandon Boulevard.

Chief of Police Sousa and the Manager addressed the Council regarding a proposed Senate amendment, noise makers, and that Chapter 19 will be fully enforced on the Village Green and other Village parks as well as enforcement of state traffic laws on all Village roads.

There was discussion from Council, the Manager, Chief of Police Sousa, and the Attorney regarding working with Commissioner Regalado, jurisdiction of Crandon Boulevard, detecting when electric bicycles are being electronically or manually propelled, and issuing tickets and parent involvement.

The Manager addressed the Council reporting that the strategic STEARright, the Committee of the Whole meeting, and the latest Capital Improvement Plan is included in the agenda.

At this time Mayor Rasco addressed the Council regarding potholes and road remediation projects within the Village for Fiscal Year '23. Director Ozyman addressed the Council reporting on the operations, maintenance, and repair program for roadways including the operational budget, grants, and the Capital Improvement and Stormwater Funds.

Councilmember Moss addressed the Council regarding maintenance inspections. Director Ozyman will report back at the next Regular Council Meeting or will meet with Councilmember Moss directly. Director Ozyman addressed the Council regarding next year's budget for the Bedia Plazas.

Mayor and Councilmembers: Mayor Rasco appointed residents Silvia Zavala to the Village Athletics Advisory Board and Mark Wigmore to the Board of Special Magistrates.

Mayor Rasco made a motion to approve the appointments of Ms. Zavala and Mr. Wigmore. The motion was seconded by Vice Mayor Caplan and approved by a 5-0 voice vote. The vote was as follows: Councilmember London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

Mayor Rasco addressed the Council regarding general prohibitions against any preemptions and Village lobbyists. There was discussion from Council, the Manager, and the Attorney regarding legislative priorities.

It was the consensus of Council to direct the Manager to speak to the Village lobbyists regarding if there are any preemptions, for it to become the highest legislative priority.

Village Attorney. The Attorney addressed the Council regarding Testa v. Town of Jupiter Island which would require readvertising for second readings.

There was discussion from Council regarding the above item.

The Attorney will report back if there are any updates on the above item or if any action is needed by Council.

At this time Vice Mayor Caplan made a motion to approve the consent agenda. The motion was seconded by Councilmember Moss and approved by a 5-0 voice vote. The vote was as follows: Councilmember London, Moss, Sardiñas, Vice Mayor Caplan, and Mayor Rasco voting Yes.

The minutes of the December 13, 2022, Regular Council Meeting.

Village Clerk. The Clerk did not submit a report.

13. **OTHER BUSINESS/GENERAL DISCUSSION:** There was no further business discussed.

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

15. **ADJOURNMENT:** The meeting was adjourned at 9:41 p.m.

Respectfully submitted:

_____
Jocelyn B. Koch
Village Clerk

Approved this _____ day of _____2023:

_____
Joe I. Rasco
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.

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Edward London
Allison McCormick
Brett G. Moss
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 04 , 2023

TO: Honorable Mayor and Councilmembers

FROM: Steven C. Williamson, Village Manager

RE: Executing an Easement Agreement between the Village of Key Biscayne and the Commodore Club South Condominium to Establish a Public Beach Access Path

RECOMMENDATION

I recommend that the Village Council authorize the Village Manager to execute an easement agreement with the Commodore Club South Condominium to establish a public beach access path similar to the public beach access points on the north and south sides of the Oceana Condominium as well as the beach access path situated between the Sands Condominium and the Key Biscayne Beach Club. The path in question would be situated between the Island House Condminium and the Commodore Club South Condominium. Establishing this public beach access is a requirement of being accepted into the US Army Corps of Engineers feasibility study for entry into the long term (50-year) federal shoreline protection program (CSRM). The public path will be renovated to Key Biscayne and ADA standards and will be maintained by the Village of Key Biscyane. Funding will be allocated from the FY23 Budget. An FDEP Coastal Partnership Initiatives Grant will be submitted to obtain external funding to cover a portion of the cost of renovating the path. Deadline for submission of the grant application is October 15, 2023.

BACKGROUND

One of the reasons the US Army Corps of Engineers (USACE) agreed to accept the Village's request for a waiver for inclusion into the ongoing feasibility study for potential integration into its 50-year beach management program is because the Village agreed to establish additional beach access points that would be available to the public. For the ~1.2 mile stretch of Key Biscayne beach, USACE ¼ mile spacing requirements dictated that a total of 5 public access points be available as depicted below.

The Village identified five (5) access points that are being considered as a public access as follows:

1- Public Access #1 (PA-1): Between CCS and Island House

2- Public Access #2 (PA-2): Oceana North

3- Public Access #3 (PA-3): Oceana South

4- Public Access #4 (PA-4): Between the Sands and KB Beach Club

5- Public Access #5 (PA-5): Between Ocean Club and Casa Del Mar

Two paths (Oceana North and Oceana South) of the five public access points are already established. A third path has been secured through an easement agreement with the Sands Condominium and is in the process of being renovated by Public Works. The five access points are spread out in a way to provide continuous access to the beach every 1/4 mile or less. Moving forward into the USACE long term federal shoreline protection program requires the remaining two paths (PA-1 and PA-5) to be converted into public beach access points.

Per the easement agreement with the Commodore Club South Condominium, the title bearer of the given property, the Village will take responsibility and cost for renovating the beach access path made public. The Village will maintain the path and design it to be ADA compliant and safe to users of the path. The public beach access path will not be advertised. No public parking will be provided beyond what currently exists along Crandon Boulevard and other public parking locations and the public access will be available to those who may come to it using FreeBee, walking, biking or some other. The path will be available to the general public and will not be gated or locked. The Village will maintain the public beach access paths in the same manner as it maintains public parks. No restrooms will be built to serve the public beach access paths, however, the Village may include a shower for beach goers similar to the showers provided at the two existing paths north and south of Oceana.

Beach raking services and beach renourishment activities will continue to use the beach access paths immediately to the north and south of the Oceana property as those two paths were widened and designed specifically to serve that purpose. Due to special constraints, neither of the two additional proposed public beach paths (PA-1 or PA-4) will be able to support vehicles other than VKB Police or Public Works all terrain vehicles (ATVs).

Reviewed by Mr. Chad Friedman from Weiss Serota Helfman Cole & Bierman as to form and legal sufficiency.

RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING AND ACCEPTING A PUBLIC BEACH ACCESS EASEMENT AND DEDICATION AGREEMENT WITH THE COMMODORE CLUB SOUTH, INC. RELATING TO THE PROPERTY LOCATED AT 199 OCEAN LANE DRIVE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Key Biscayne ("Village") has been accepted into the U.S. Army Corps of Engineers feasibility study for entry into the long term (50-year) federal shoreline protection program (the "Re-Nourishment Program"); and

WHEREAS, as a condition of the Re-Nourishment Program, the Village is required to ensure that the general public has access to the beaches located within the Village at certain designated intervals; and

WHEREAS, Commodore Club South, Inc. has voluntarily agreed to grant the Village a public beach access easement entitled "Public Access Easement and Dedication Agreement" (the "Easement") on the property located at 199 Ocean Lane Drive; and

WHEREAS, the Village Council desires to approve and accept the Easement, in substantially the same form attached hereto as Exhibit "A"; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. **Easement Approved and Accepted.** Subject to the approval of the Easement by Commodore Club South, Inc. and the U.S. Army Corps of Engineers as to the term of the Easement, the Village Council hereby approves the Easement relating to the Property, in substantially the form attached hereto as Exhibit "A." The Village Manager is authorized to approve a term for the Easement lasting either in perpetuity or as long as the Village participates in the Re-Nourishment Program.

Section 3. **Implementation.** The Village Manager is hereby authorized to take any and all steps necessary to implement the intent and purpose of this Resolution.

Section 4. **Effective Date.** This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this _____ day of _____, 2023.

_____
JOE I. RASCO, MAYOR

ATTEST:

_____
JOCELYN B. KOCH
VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Eduardo M. Soto, Esq.
Weiss Serota Helfman
Cole & Bierman, P.L.
2800 Ponce de Leon Blvd., Suite 1200
Coral Gables, Florida 33134

For Recording Purposes Only

PUBLIC ACCESS EASEMENT AND DEDICATION AGREEMENT

THIS PUBLIC ACCESS EASEMENT AND DEDICATION AGREEMENT (this "Agreement") is made this _____ day of _____, 2022, by COMMODORE CLUB SOUTH, INC., a Florida nonprofit corporation, (hereinafter referred to as the "Grantor"), and the Village of Key Biscayne, a Florida municipal corporation (hereinafter referred to as the "Village").

RECITALS:

1. Grantor owns fee simple title to certain real property located in Miami-Dade County, Florida, and more specifically within the boundaries of the Village, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Easement Area");

2. The Village has determined that its beaches are in need of re-nourishment and in connection therewith has requested federal assistance in accordance with the Memorandum from the Village of Key Biscayne, as more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof ("Re-Nourishment Program");

3. As a condition of the Re-Nourishment Program, the Village is required to ensure that the general public have access to the beaches located within the Village ("Village Beaches") at certain designated intervals;

4. The Village has determined that the Easement Area is a suitable access point as required by the Re-Nourishment Program;

5. Grantor has agreed to grant the general public access to the Village Beaches subject to the Village undertaking the obligations as set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and the sum of TEN

DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. **Recitals**. The parties acknowledge that the foregoing recitals are true and correct and are hereby incorporated into this Agreement as is fully set forth herein.

2. **Dedication of Beach Access Easements**. Grantor does hereby dedicate, grant and convey to the Village, the Easement Area as described on Exhibit A attached hereto, for the benefit of the general public, for the purposes of pedestrian and bicycle ingress and egress to and from the Village Beaches or Atlantic Ocean, allowing for the use and benefit of the Village Beaches, including the right of access and ingress and egress for maintenance vehicles for Village Beach maintenance and emergency vehicles and Village operations for public, health, safety and welfare purposes. Maintenance vehicles on the Easement Areas for routine (daily or weekly) beach maintenance purposes shall be limited to All Terrain Vehicles (ATV) and/or similar vehicles that will not compromise the safety or soundness of the sewer lines that run beneath the Easement Area. In connection with non-routine beach re-nourishment performed by the Village, or any instance in which the Village (and/or its contractor or vendor) may utilize vehicles larger than ATV's or similar vehicles, then the Village shall not use the Easement Area, and shall use other means of access to the beach, including through Oceana's north beach path. The Village acknowledges that the Easement Area lies above sewer lines and shall take all reasonable precautions to not disturb or otherwise damage the sewer lines.

3. **Purpose and Use of Beach Access Dedication/Easement**. The intent and purpose of the dedication granted to the Village on the Easement Area is to provide perpetual unrestricted and year-round pedestrian, bicycle and limited vehicular access to and from the beach or Atlantic Ocean to the Village, for the use and benefit of its residents and all users or parties designated by the Village, as well as the right of access and ingress and egress for beach maintenance and emergency vehicles and Village operations for public, health, safety and welfare purposes, provided however that the use of sirens or vehicles that compromise the safety or soundness of the sewer lines beneath the Easement Area (i.e., any vehicle larger than an ATV or similar vehicle) shall be prohibited on the Easement Area. The Village shall have the right to temporarily close and/or restrict use and access of the Easement Area for beach maintenance purposes, provided, the Village provides Grantor with written advance reasonable notice of such closure (and in the event of emergency situations requiring immediate closure, no notice by the Village shall be required). Notwithstanding the foregoing, vehicular access shall be limited to maintenance, re-nourishment, emergency situations, and access for individuals with disabilities only. The Village shall work with Grantor to, collectively, develop a plan for access for individuals with disabilities.

4. **Improvements to Beach Easement Areas; Maintenance and Repair.** Village shall install and construct, at its sole cost and expense, and subject to Grantor's written approval, certain improvements on the Easement Area, to make the Easement Area suitable for pedestrian, bicycle and limited vehicular (as per Sections 2 and 3 above) access, including (a) installation of a paved path and/or walkway on the Beach Easement Areas; (b) landscaping (including landscaping at the entrance to the walkway); (c) fencing or other barrier, and (d) a removable bollard(s) at the Ocean Lane Drive entrance to the Easement Area such that non-Village ATV's and golf carts cannot use the Easement Area, but that Village ATV's and similar vehicles may use the Easement Area when required (the improvements described in (a), (b), and (c) and (d) above shall be hereinafter collectively referred to as the "Improvements"). The Improvements shall be

constructed in a manner to promote the safe ingress and egress on Ocean Lane Drive. The Village shall maintain and repair the Easement Area and the Improvements, at its sole cost and expense, in safe and good working condition and such that pedestrian and vehicular access is not impaired or obstructed. The Village shall keep the Easement Area and Improvements clear and free of trash, debris and rubbish and free of obstructions of every nature, and shall provide adequate drainage. No walls, fences, barriers, building, structure or any other sort of temporary or permanent obstruction shall be constructed or erected on or over the Easement Area that would impede, impair, block or obstruct any portion of the Easement Area or prevent or limit the reasonable movement of pedestrians and vehicles on the Easement Area and access to and from the Village Beach or Atlantic Ocean. The Village shall not install lighting within the Easement Area. The Village shall use fencing or a landscaping barrier to direct beach goers to the sidewalk at the Commodore Club entrance where a cross walk will be installed by the Village to ensure pedestrians are visible to drivers on Ocean Lane Drive. The Village shall construct, as part of the Improvements, a visual buffer and noise reducing features between the Easement Area and the Grantor's common areas. The Village agrees that prior to the installation of any improvements to the Easement Area, it will submit all proposed improvements to the Grantor and to the extent possible, incorporate any reasonable revisions to said proposed improvements provided that so long as the improvements are consistent with the current architecture of the Easement Area, the Village may install such improvements. The Village will ensure adequate police presence, as needed, at the Easement Area.

5. **Incidental Rights**. The rights granted herein to the Village shall likewise include all incidental rights reasonably necessary for the use and enjoyment of such rights and such incidental rights are hereby created, granted, and declared.

6. **Amendment.** This Agreement shall not be changed, amended, or modified except by an instrument in writing, executed by both parties to this Agreement.

7. **Duration**. The easement rights contained herein shall be perpetual, but may be terminated by the Village, in its sole discretion, but only in the event that there is no federal assistance provided with respect to the Re-Nourishment Program, and the Village council approves such termination after a public hearing. In the event of such termination, Grantor shall have the sole authority to determine whether the Improvements are to remain in the Easement Area or be removed by the Village at the Village's sole cost and expense.

8. **Covenants Running with the Land; Successors and Assigns**. It is intended that each of the dedications, easements, covenants, conditions, restrictions, rights, and obligations set forth herein shall run with the land of Grantor and create an equitable servitude in favor of the Village, its successors and/or assigns, and shall bind Grantor, its successors and assigns (including the cooperative association and/or or shareholders owning, operating or maintaining any part of the Easement Area as part of the cooperative).

9. **Enforcement.** The Village and Grantor shall each have the right to pursue and legally enforce this Agreement and the dedications, easements, covenants, conditions, obligations and restrictions set forth herein, including, but not limited to, all maintenance obligations of the Village on the Easement Area and repair obligations of the Village set forth in this Agreement, by whatever action or actions are legally available, including without limitation, any equitable remedy, injunction or specific performance. The Village and Grantor shall have the right, but shall

not be obligated, to take such action as shall be reasonably necessary to cure any default of this Agreement and enforce the dedications, easements, covenants, conditions, obligations and restrictions set forth herein, at the sole cost and expense of the violating party.

10. **Attorney's Fees**. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party shall be entitled to recover its cost and reasonable attorney's fees incurred in the preparation and prosecution of such action or proceeding. All Attorney's fees and costs incurred in connection with the preparation and negotiation of this Agreement shall be paid by the Village.

11. **Severability.** Each provision of this Agreement is hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision in this Agreement is held to be depended upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared.

12. **Governing Laws**. The laws of the State of Florida shall govern the interpretation, validity, performance, and enforcement of this Agreement. Venue shall be in Miami-Dade County Florida.

13. **Notices.** All notices, requests, demands, and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given when received if personally delivered; the day after it is sent, if sent for next day delivery to a domestic address by recognized overnight delivery service (e.g., Federal Express); five days after being sent, if sent by certified or registered mail for each party indicated below and addressed as follows:

To Grantor:

With a copy to:

To Village: Village Manager
88 W. McIntyre Street
Key Biscayne, Florida 33149

With a copy to: Village Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.
2800 Ponce de Leon Blvd., Suite 1200
Coral Gables, Florida 33134

14. **Warranties and Representations**. Grantor does hereby covenant and represent to Village that: (a) it is lawfully seized and possessed of the Easement Area; and (b) it has good and lawful authority and right to enter into this Agreement and convey said easements.

15. **Indemnification for Beach Maintenance and Re-Nourishment; Gate and Access Control System.** Subject to the provisions and monetary limitations of Section 768.28, Florida Statutes (as may be amended from time to time), which limitations shall be applicable regardless of whether such provisions would otherwise apply, and to the extent permitted by law, the Village shall indemnify and hold harmless Grantor, and its successors and/or assigns, from and against all costs, expenses, losses, claims or damages, including reasonable attorneys' fees and costs at trial and appellate levels, relating to death or personal injury to persons, or loss of or damage to property, resulting from, arising out of, or incurred in connection with beach maintenance and re-nourishment operations performed by the Village on the Easement Area, or in connection with the installation, operation and maintenance by the Village of any gate or access control system installed by the Village on the Easement Area, except any and all costs, expenses, losses, claims or damages, resulting from, arising out of, or incurred in connection any acts or omissions, including intentional and negligent acts, of Grantor or any of its officers, guests, invitees, employees, agents or contractors. Additionally, the Village agrees to indemnify and hold harmless Grantor, and its successors and/or assigns from and against all costs, expenses, losses, claims or damages, including reasonable attorney's fees and costs at the trial and appellate levels in connection with any litigation, actions, demands, costs, expenses, losses claims or damages arising out of or in connection with Grantor's entry of the subject Agreement with the Village, and in connection with the easement rights contained herein, including but not limited to any claims challenging the Association's authority to enter into the subject Agreement and easement.

16. Ocean Drive Parking. The Village shall not expand or otherwise amplify parking for motor vehicles of any kind on Ocean Lane Drive from Crandon Boulevard to the Easement Area maintained and operated by the Village during the term of the Easement without Grantor's prior written consent. The Village shall not expand or otherwise amplify parking for motor vehicles of any kind on at or near the traffic light leading to Ocean Lane Drive on Crandon Boulevard, without the Grantor's prior written consent. The Village shall actively enforce vehicles improperly parked on Ocean Lane Drive, including ticketing and towing such vehicles. Further, to ensure the organized flow of pedestrians accessing the beach through the Easement Area, the Village shall construct a "freebee" stop on Ocean Lane at a location to be mutually agreed upon by the parties.

17. **Sidewalk Improvements.** The Village shall consult with a traffic engineer, at the Village's sole cost and expense, to reconfigure the sidewalk and determine an appropriate location for a crosswalk on Ocean Lane Drive, to ensure that pedestrians leaving the Easement Area have a safe path to cross Ocean Lane Drive, and do not inhibit vehicles from ingress and egress to and from Grantor's property. The Village shall also add clear signage to indicate the access points to the Easement Area from the Village Beaches. The Village shall use fencing or a landscaping barrier to direct beach goers to the sidewalk at the Commodore Club entrance where a cross walk will be installed by the Village to ensure pedestrians are visible to drivers on Ocean Lane Drive. Any sidewalk and crosswalk re-configuration and/or installation shall be approved in writing by Grantor prior to implementation. Additionally, the Village shall install a concave mirror located across from the Island House driveway. The Village shall ensure consistent landscaping is maintained and trimmed to no higher than 4ft. along Ocean Lane Drive, especially by the Ocean Lane Plaza, such that drivers may view pedestrians using the sidewalk.

18. **Bicycle Parking**. The Village shall construct designated bicycle parking near the Easement Area to be located by the beach ingress/egress.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

GRANTOR:

COMMODORE CLUB SOUTH, INC., a Florida nonprofit corporation

WITNESSES:

_____

Print Name: _____

By: _____
Name: _____
Title: _____

_____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2022, by _____, as _____ , on behalf of COMMODORE CLUB SOUTH, INC., a Florida non profit corporation He/she [ ] is personally known to me or [ ] produced _____ as identification.

[SEAL]

_____

Notary Public, State of Florida

Commission expires: _____

VILLAGE:

WITNESSES:

VILLAGE OF KEY BISCAYNE a Florida municipal corporation

_____

By: _____

Print Name: _____

Name: _____

Title: _____

_____

Print Name: _____

Attest:

_____

Village Clerk

Approved as to Form and Legal Sufficiency:

_____

Village Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2022, by _____ of the Village of Key Biscayne, a Florida municipal corporation, on behalf of the corporation. He [ ] is personally known to me or [ ] produced _____ as identification.

[SEAL]

_____

Notary Public, State of Florida

Commission expires: _____

EXHIBIT A

A Portion of Tract 2, Matheson Estate, according to the Plat thereof as recorded in Plat Book 46, Page 86, of the Official Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Tract 2; Thence North 89° 30' 46" East, a distance of 1305.76 feet along the South line of said Tract 2; Thence North 06° 10' 50" East, 171.16 feet to a point; Thence North 89° 30' 46" East 33.66 feet to a point on the right of way for Ocean Lane drive being on a non-tangent curve concave to the Northwest, having a radius of 50.00 feet (a radial line through said point bears South 34° 58' 54" East); Thence Northerly along the arc of said curve through a central angle of 42° 51' 43", an arc distance of 37.40 feet to the Point of Beginning; Thence continue along said right of way, being on a curve concave to the West having a radius of 50.00 feet (radial line through said point bears South 77° 50' 37" East); Thence Northerly along the arc of said curve through a central angle of 14° 07' 32" an arc distance of 12.33 feet; Thence departing said right of way South 49° 16' 34" East, 24.67 feet to a point on a non-tangent curve concave to the Northeast, said curve having a radius of 44.23 feet (a radial line through said point bears South 51° 05' 40" West); Thence Southeasterly along the arc of said curve through a central angle of 42° 50' 39" an arc distance of 33.08 feet; Thence North 89° 29' 40" East, 601.70 feet to a point on the erosion control line, according to the Plat thereof as recorded in Plat Book 74, Page 26 of the Official Records of Miami -Dade County, Florida; Thence along said erosion control line, South 07° 04' 13" West, 10.09 feet; Thence departing said erosion control line, South 89° 29' 40" West. 601.10 feet to a point on a non-tangent curve concave to the Northeast said curve having a radius of 54.23 feet (a radial line through said point bears South 07° 24' 01" West); Thence Northwesterly along the arc of said curve through a central angle of 42° 41' 13" an arc distance of 40.41 feet; Thence North 49° 16' 34" West 16.64 feet to the Point of Beginning; said lands lying and being in the Village of Key Biscayne, Miami-Dade County, Florida

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Edward London
Allison McCormick
Brett Moss
Oscar Sardinas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Honorable Mayor and Councilmembers

FROM: Steven C. Williamson, Village Manager

RE: Modifications to Chapter 19 addressing the prohibition of riding motorized scooters and electric bicycles at all Village parks.

RECOMMENDATION

I recommend the Village Council approve the proposed ordinance modifications to Chapter 19 to clarify the prohibition of riding and/or operating motorized scooters or electric bicycles in any Village owned parks, specifically to include Village Green, its concourse, and its interior loop pathway.

BACKGROUND

The Key Biscayne Police Department, Village Manager and Village Attorney have been diligently working on modifying language and establishing penalties in the ordinance.

Village Administration recognizes that these mobility devices are convenient, have a positive impact in reducing vehicular traffic, and are fun to operate. However, for the successful operation of motorized scooters & electric bikes in the Village, the Administration's top priority is focused on the principle that safety comes first and ultimately drives everything.

The following are the major recommended changes to Chapter 19:

- Sec. 19-5. – Motorized scooters & electric bicycles were included and defined in the following:
  a) Defines a motorized vehicle, their operation within a Village Park, and where motorized vehicles can be parked.
  b) Allows for the Village Council to designate on which roads, pathways and trails non-motorized vehicles (e.g., bicycles and push scooters) can be operated in Village Parks.

- Sec. 19-17. – Penalties were added for violations of Section 19-3 & 19-5
  a) First offense or violation is subject to a $75 Village civil fine.
  b) Second offense or violation is subject to a $175 Village civil fine.
  c) Third & subsequent offense or violations are subject to a $500 Village civil fine.

NEXT STEPS

The Key Biscayne Police Department and Village Attorney are reviewing and modifying Chapter 21 - Rights of Way to address the safe and secure operation of motorized scooters and electric bicycles on local roadways. Department staff continue to work with Public Works and Parks and Recreation Administration to examine infrastructure remedies, as well as alternative pathways.

The Police Department and Village Staff are also collaborating with Commissioner Regalado on potential solutions with Miami-Dade County to set regulations for bicycles, motorized scooters, and electric bicycles on the Crandon Boulevard Right of Way.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, COMPREHENSIVELY UPDATING AND AMENDING CHAPTER 19 OF THE VILLAGE CODE OF ORDINANCES "PARK RULES AND REGULATIONS;" AMENDING REGULATIONS RELATING TO MOTORIZED VEHICLES, NON MOTORIZED VEHICLES, AND EQUIPMENT WITHIN VILLAGE PARKS; AMENDING ENFORCEMENT AND PENALTY REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Key Biscayne (the "Village") has adopted regulations regulating park rules within the Village under Chapter 19 of the Village Code of Ordinances (the "Code"); and

WHEREAS, the Village Council finds it periodically necessary to amend its Code in order to update regulations to implement goals and objectives and address safety concerns within the Village's parks; and

WHEREAS, the Village Council desires to comprehensively amend and update Village park rules, amend regulations relating to motorized vehicles, non-motorized vehicles, and equipment within Village parks, and modify enforcement and penalty provisions within the Code; and

WHEREAS, the Village Council finds that adoption of this Ordinance is in the best interest and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:[1]

Section 1. Recitals. That the above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Amending Chapter 19, "Park Rules and Regulations," of the Village Code. That Chapter 19 of the Code of Key Biscayne, Florida, is hereby amended to read as follows:

CHAPTER 19 – PARK RULES AND REGULATIONS

***

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted ~~double strikethrough~~ and double underline.

Sec. 19-1. Applicability and Authority of Village ~~of Key Biscayne~~ Police Department ~~officials~~ and the Parks and Recreation Department officials.

(a) It shall be the duty and responsibility of the Village ~~of Key Biscayne~~ Police Department and the Parks and Recreation Department officials to enforce all State laws, County ordinances and these ~~police~~ regulations within the following areas of the Village ~~of Key Biscayne~~:

(1) All parks and other recreational areas maintained, leased, and operated by the Village ~~of Key Biscayne Recreation Department~~.

(2) All beaches and ocean areas available to the public in the incorporated area of the Village ~~of Key Biscayne~~.

(b) It shall be unlawful for any person to do any act forbidden or fail to perform any act required by these ~~police~~ regulations, unless authorized by Village Police Officers or Parks and Recreation officials.

(c) The provisions of this Chapter shall not apply to Village officials in the performance of their official duties or other uses authorized by the Village.

(d) The provisions of this Chapter shall not apply to the use of any self-propelled wheelchair, power wheelchair, or other mobility device by an individual with a mobility impairment.

Sec. 19-2. Traffic ordinances.

The traffic ordinances of Miami-Dade County and applicable State vehicle laws shall apply in and about all park property and in addition thereto the following traffic regulations shall be applicable.

Sec. 19-3. Roads and driveways within parks.

No person driving, operating, controlling or propelling any vehicle that is~~,~~ motorized, non-motorized, horse drawn or self-propelled, shall use any other than the regularly designated roads or driveways, except when directed to do so by Village Police Officers or Parks and Recreation Department officials.~~employees~~.

Sec. 19-4. Use of vehicles, trucks, buses, other heavy vehicles.

No car, truck, commercial vehicle, or bus of any type will be driven on any restricted park road or property without special authorization from the Parks and Recreation Department for the purpose of park work, services or activities except that trucks and buses used for transporting persons to a park for recreational purposes will be afforded use of ingress and egress park roads and parking facilities as provided for conventional passenger vehicles.

Sec. 19-5. ~~Motorcycles and scooters.~~ Motorized and non-motorized vehicles or equipment.

(a) Motorized vehicles. No person shall ride, drive or propel any motorized vehicles ~~i.e.,~~ (including but not limited to a golf cart, moped, motorcycle, motorized scooter, electric bicycle or similar motorized vehicle or equipment) on any but the regular vehicular roads except that such vehicles, with motors shut off, may be pushed by hand not faster than a walk over grassy areas normally reserved for the use of pedestrians~~and~~. ~~n~~No motorized

vehicle or equipment shall be used, walked or parked on grass or turfed athletic fields. No person shall deviate from compliance with all traffic laws ~~ordinance~~ ~~provisions~~ governing the operation of motorized vehicles or equipment while on park property.

(b) Non-motorized vehicles or equipment. No person shall ride, drive or propel any non-motorized vehicles or equipment (including but not limited to a bicycle, tricycle, skate board, scooter, roller blades, roller skates or similar non-motorized vehicle or equipment) on any Village park property, except on ~~the regular~~ Village Council designated vehicular roads, paved pathways, and trails that are designated for said purpose. Notwithstanding the foregoing, such vehicles or equipment may be pushed by hand not faster than a walk over grassy areas normally reserved for the use of pedestrians. However, in no event shall a non-motorized vehicle or equipment be used or walked on grass or turfed athletic fields. No person shall deviate from compliance with all traffic laws governing the operation of non-motorized vehicles or equipment while on park property.

Sec. 19-6. Parking.

No person shall park a vehicle (motorized or non-motorized) or equipment any place on park property other than in the regular designated facilities provided for that particular type of vehicle or equipment, unless directed otherwise by Police Officers or Parks and Recreation officials~~employees~~ who are authorized to designate other areas for parking when conditions so warrant.

Sec. 19-7. Preservation of property.

No person in the Village ~~of Key Biscayne~~ shall:

(a) Destroy, damage or remove real property or improvements thereto, or movable or personal property, belonging to the Village within Village parks. ~~of Key Biscayne~~.

(b) Throw or deposit, or permit to be deposited or scattered upon any Village parks~~any sidewalk, alley, street, bridge or public passageway, or upon any public or private property~~, any waste or other material of any kind.

(c) Tamper or meddle with or alter the condition of any meter, valve or meter identification, or other part of such system in the Village's parks ~~of Key Biscayne~~, or appliance connected thereto, in such manner as to cause loss or damage to ~~the owner of~~ such facilities or the users thereof, or to create a hazard to life and property.

(d) ~~No person shall t~~Tamper with, injure, deface, destroy or remove any sign, notice, marker, fire alarm box, fireplug, topographical survey monument, or any other personal property erected or placed by the Village within Village parks ~~of Key Biscayne~~.

(e) Move, disturb, or take any earth, stone or other material from any ~~public street, alley,~~ Village park ~~or other public ground~~.

(f) ~~No person shall w~~Write, paint, or draw any inscription, figure, or mark of any type on any Village park property~~public or private building or structure or other real or personal property,~~ owned, leased, operated, or maintained by the Village ~~of Key Biscayne~~.

(g) ~~No fires shall be built by any person~~ Build any fire against or adjacent to any park building, structure, tree or plant or ~~near the property of others or~~ in any area of any park except in such areas as are specifically designated for fire building.

***

Sec. 19-12. Merchandising, vending, peddling, etc.

No person, persons, organization or firm other than the Village~~Recreation Department~~ or persons acting by and under the authority of the Village ~~of Key Biscayne~~ will expose or offer for sale, rent or trade, any article or thing, or station or place any stand, cart, or vehicle for the transportation, sale or display of any article or merchandise within the limits of any park or recreation area.

***

Sec. 19-18. Penalties.

For the purposes of this Chapter:

a) A first offense or violation is subject to a $75 Village civil fine.
b) A second ~~and subsequent~~ offense or violation~~s~~ ~~of this Chapter~~ is subject to a $175 Village civil fine.
c) A third and subsequent offense or violation is subject to a $500 Village civil fine.
d) To the extent permitted by law, parents or guardians will be held accountable for the actions of minors in regards to violations ~~of this Chapter~~.

***

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. That it is the intention of the Village Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 5. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the _____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the _____ day of _____, 2023.

JOE I. RASCO
MAYOR

ATTEST:

JOCELYN B. KOCH
VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Brett G. Moss
Edward London
Allison McCormick
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Honorable Mayor and Councilmembers

THRU: Steven C. Williamson, Village Manager

FROM: Jeremy Calleros-Gauger, Director
Building, Zoning, and Planning

RE: Zoning and Land Development Code Revision to Chapter 10 Related to Manufactured Homes

PURPOSE OF MEMORANDUM

This memo describes reasoning behind the recommendation to approve an ordinance revising the Building Regulations as it relates to Manufactured Homes.

BACKGROUND

In January 2014, Village Council adopted Ordinance 2014-1 which prohibited manufactured homes within the Village zoning ordinance. The Florida Department of Emergency Management/State Floodplain Management Office requires that similar language regarding manufactured homes prohibition in Flood Plains be located in Buiding regulations (Ch. 10).

REVIEW CRITERIA

Criteria 1 The proposed amendment is consistent with the Comprehensive Plan.

Analysis This amendment is consistent with Goal 1, Policy 1.1.3 of the Future Land Use Element of the Village of Key Biscayne's Comprehensive Plan better known as the Master Plan. The policy states "floodplain protection provision shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, Miami Dade County Department of Environmental Protection and/or other agencies with relevant jurisdiction."

Florida's Department of Environmental Protection has provided guidance and recommendations on revising the Village's floodplain management

regulations on manufactured homes. The Village currently does not permit manufactured homes. However, the floodplain management regulations must explicitly state the same prohibition in order to satisfy the Community Rating System's requirements.

Finding Consistent

Criteria 2 The proposed amendment is consistent with strategic goals adopted by Council regarding lowering insurance rates through participation in the National Flood Insurance Program Community Rating System.

Analysis Staff tasked with updating ordinances from the State Floodplain Management Office has requested that the Village amend its Building ordinances in order to continue with the audit of the Village Community Rating System score. The audit of the CRS score is how the score will be adjusted in order to lower insurance rates.

Finding Consistent

CONCLUSION

Based on findings, relevant background information, and consistency with the review criteria, staff recommends that Council approve requested changes.

VILLAGE OF KEY BISCAYNE

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Brett G. Moss
Edward London
Allison McCormick
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Honorable Mayor and Councilmembers

THRU: Steven C. Williamson, Village Manager

FROM: Jeremy Calleros-Gauger, Director
Building, Zoning, and Planning

RE: Zoning and Land Development Code Revision to Chapter 30 Related to Manufactured Homes

PURPOSE OF MEMORANDUM

This memo describes reasoning behind the recommendation to approve an ordinance revising the Zoning and Land Development Regulations as it relates to Manufactured Homes.

BACKGROUND

In January 2014, Village Council adopted Ordinance 2014-1 which prohibited manufactured homes within the Village. Subsequent state law and case law prohibiting housing discrimination makes blanket bans vulnerable to challenges. The zoning text amendment clarifies regulations governing manufactured homes in order to comply with statutes and reaffirm standards in

REVIEW CRITERIA

The Village's procedures for a text change provides for the amendment of the Zoning and Land Development Regulations provided that such amendments are consistent with the following criteria per Sec. 30-71(b) of the Village Ordinances:

Criteria 1 The proposed amendment is consistent with the Comprehensive Plan.

Analysis This amendment is consistent with Goal 1, Policy 1.1.3 of the Future Land Use Element of the Village of Key Biscayne's Comprehensive Plan better known as the Master Plan. The policy states "floodplain protection provision shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, Miami Dade County Department of Environmental Protection and/or other agencies with relevant jurisdiction."

Florida's Department of Environmental Protection has provided guidance

and recommendation on revising the Village's floodplain management regulations on manufactured homes. The Village currently does not permit manufactured homes. However, the floodplain management regulations must explicitly state the same prohibition in order to satisfy the Community Rating System's requirements.

Finding Consistent

Criteria 2 The proposed change will result in Buildings that are consistent in scale and otherwise compatible with those within 300 feet of the site.

Analysis The proposed changes will not affect the consistency in scale between buildings. These changes are meant to prohibit manufactured homes in Special Flood Hazard Area (SFHAs).

Finding Consistent

Criteria 3 The resulting boundaries of a zoning district are logically drawn.

Analysis The proposed changes do not alter the zoning districts.

Finding Not applicable

Criteria 4 The proposed changes will enhance property values in the Village.

Analysis Proposed changes are composed to ensure that new construction will be compatible with Village standards and will enhance property values.

Finding Consistent

Criteria 5 The proposed change will enhance the quality of life in the Village.

Analysis The proposed changes will allow for a potential decrease in the Community Rating System score thereby lowering insurance rates Village-wide and enhancing the quality of life.

Finding Consistent

Criteria 6	There are substantial and compelling reasons why the proposed change is in the best interests of the Village.
Analysis	It is in the best interests of the Village to approve the proposed ordinance because the Federal Emergency Management Agency (FEMA) now expects communities that do not allow manufactured homes to have a statement to that effect within the community's floodplain management regulations. In order to retain standards for prohibition of manufactured homes, the Village is required to clarify standards in Chapter 30.
Finding	Consistent

CONCLUSION

Based on findings, relevant background information, and consistency with the review criteria under Chapter 30-71(b), staff recommends that Council approve requested changes.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES BY REVISING SECTION 10-63 "DEFINITIONS," 10-91, "PERMANENT PLACEMENT," AND SECTION 30-41, "RECREATIONAL VEHICLES AND MANUFACTURED HOMES," RELATING TO THE VILLAGE'S MANUFACTURED HOMES AND FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Village Council of the Village of Key Biscayne (the "Village") has adopted regulations relating to floodplain management regulations within the Village under Chapter 10 of the Village Code of Ordinances (the "Code"); and

WHEREAS, the Village participates in the National Flood Insurance Program ("NFIP") and the NFIP's Community Rating System ("CRS"), a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements; and

WHEREAS, the Village desires to update its floodplain management regulations as part of obtaining a new CRS rating; and

WHEREAS, such regulations pertain to accessory structures and prohibiting manufactured homes in special flood hazard areas; and

WHEREAS, the Village Council finds that adoption of this Ordinance is in the best interest and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:[1]

Section 1. Recitals. That the above-stated recitals are true and correct and are incorporated herein by this reference.

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted ~~double strikethrough~~ and double underline.

Section 2. **Amending Sections 10-63 and 10-91 of Chapter 10 of the Village Code.** That Sections 10-63 and 10-91 of Chapter 10 of the Code of Key Biscayne, Florida, are hereby amended to read as follows:

* * *

CHAPTER 10 – FLOODPLAIN MANAGEMENT REGULATIONS

* * *

ARTICLE II. - DEFINITIONS

* * *

DIVISION 2. - DEFINITIONS

Sec. 10-63. Definitions.

* * *

Accessory structure means a structure on the same parcel of property as a principal structure and the use of which is limited to parking and storage incidental to the use of the principal structure.

* * *

ARTICLE III. - FLOOD RESISTANT DEVELOPMENT

DIVISION 5. – RECREATIONAL VEHICLES AND MANUFACTURED HOMES

* * *

Sec. 10-91. Permanent placement.

a) Recreational vehicles that do not meet the limitations in Section 10-90 for temporary placement are prohibited.

b) Manufactured homes shall not be permitted in any special flood hazard area.

* * *

Section 3. **Amending Section 30-41 of the Village Code.** That Section 30-41 of Chapter 30 of the Code of Key Biscayne, Florida, is hereby amended to read as follows:

* * *

Chapter 30 - ZONING AND LAND DEVELOPMENT REGULATIONS

* * *

ARTICLE III. – GENERAL PROVISIONS

* * *

Sec. 30-41. Recreational vehicles and manufactured homes.

(1) Manufactured Homes shall be prohibited within the Village as provided in Section 10-91.

(2) A Recreational Vehicle shall be stored in a garage or Carport and shall not be permitted to remain on a property for more than 180 days in one calendar year, regardless of whether the days are consecutive.

* * *

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the Village Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading.

PASSED on first reading on the _____ day of _____, 2023.

PASSED AND ADOPTED on second reading on the _____ day of _____, 2023.

_____
JOE I. RASCO
MAYOR

ATTEST:

_____
JOCELYN B. KOCH
VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

VILLAGE OF KEY BISCAYNE

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Edward London
Allison McCormick
Brett Moss
Oscar Sardinas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Honorable Mayor and Councilmembers

FROM: Steven C. Williamson, Village Manager

RE: Second Amendment to the Agreement with PADL for a Paddleboard Sharing Program located at the Village's Beach Park

RECOMMENDATION

I recommend that the Village Council authorize the Manager to amend the agreement with PADL, LLC (PADL) as attached hereto as Exhibit "A". The amended agreement is for three (3) years and may be extended for two (2) additional one-year periods. The agreement may be terminated with or without cause upon seven (7) days' written notice to PADL.

BACKGROUND

On May 21, 2019, the Village Council adopted Resolution No. 2019-27, approving the revocable license agreement "Agreement" with PADL to operate a paddleboard sharing concession program at the Village's Beach Park.

On November 17, 2020, the Village Council approved the first amendment to the agreement. The 2019 agreement included a "most favored nation" clause stating that if PADL enters into an agreement with another governmental entity that includes direct or indirect compensation to that entity PADL shall amend the agreement with the Village to include the more favorable compensation terms. PADL had entered into an agreement with another governmental entity that compensates that entity twenty percent (20%) of PADL's gross sales, net of sales tax as a license fee on a quarterly basis.

PADL has provided the Village with twenty percent (20%) of its gross sales since the first amendment was approved. The PADL team has proactively managed their equipment and systems for the duration of the original agreement. They communicate well with Village staff and we feel confident they will continue to perform during the extended term.

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SECOND AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT WITH PADL LLC FOR THE PADDLEBOARD SHARING PROGRAM; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 21, 2019, the Village of Key Biscayne ("Village") Council adopted Resolution No. 2019-27, approving a Revocable License Agreement ("Agreement") with PADL LLC ("PADL") to operate a paddleboard sharing concession program ("Program"); and

WHEREAS, on November 17, 2020, the Village Council adopted Resolution No. 2020-62, approving a First Amendment to the Agreement with PADL to extend the term of the Agreement and provide for revenue sharing; and

WHEREAS, the Agreement is set to expire on June 20, 2023; and

WHEREAS, the Village desires to permit PADL to continue operating its Program at the Village's Beach Park located at 695 Ocean Drive, Key Biscayne, Florida ("Beach Park") for the benefit of Village residents; and

WHEREAS, the Village and PADL wish to amend the Agreement, in substantially the form attached hereto as Exhibit "A," ("Second Amendment") to extend the term of the Agreement; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the residents of the Village.

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

Section 1. **Recitals.** That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. **Amendment Approved.** That the Village Council hereby approves the Second Amendment between the Village and PADL, in substantially the form attached hereto as Exhibit "A".

Section 3. **Authorization.** That the Village Council hereby authorizes the Village Manager to execute the Second Amendment, in substantially the form attached hereto as Exhibit "A," subject to the approval of the Village Attorney as to form, content, and legal sufficiency.

Section 4. **Effective Date.** That this Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this _____ day of _____, 2023.

_____
JOE I. RASCO, MAYOR

ATTEST:

_____
JOCELYN B. KOCH
VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

SECOND AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT BETWEEN THE VILLAGE OF KEY BISCAYNE AND PADL LLC

THIS SECOND AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT BETWEEN THE VILLAGE OF KEY BISCAYNE AND PADL LLC ("Second Amendment") is entered into as of this _____ day of _____, 2023 ("Effective Date"), by and between the **VILLAGE OF KEY BISCAYNE,** a Florida municipal corporation ("Village"), and **PADL LLC** ("PADL"), a Florida limited liability company, collectively referred to as the "Parties."

WHEREAS, on June 20, 2019, the Village and PADL entered into a Revocable License Agreement ("Agreement") for a one (1) year term for operation of a paddleboard sharing concession program at the Village's Beach Park located at 695 Ocean Drive, Key Biscayne, Florida; and

WHEREAS, on December 11, 2020, the Village and PADL entered into a First Amendment to the Agreement (the "First Amendment") to extend the term of the Agreement and provide for revenue sharing; and

WHEREAS, the Village wishes to extend the term of the Agreement; and

WHEREAS, the Village and PADL wish to modify the terms of the Agreement in accordance with the terms and conditions set forth in this Second Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the Village and PADL agree as follows:

1. **Recitals Incorporated.** The above recitals are true and correct and incorporated herein.

2. **Amendment of Section 2 of the Agreement.** Section 2 of the Agreement is deleted in its entirety and replaced as follows:

   2. Term. The term of this Agreement shall be from the Effective Date through June 20, 2026, unless earlier terminated in accordance with Section 3. The Village Manager may renew this Agreement for up to two (2) additional one (1) year periods on the same terms as set forth herein upon written notice to PADL.

3. **Conflict; Amendment Prevails.** In the event of any conflict or ambiguity between the terms and provisions of this Second Amendment and the terms and provisions of the Agreement, including any previous amendments thereto, the terms and provisions of this Second Amendment shall control.

4. **Agreement Ratified**. Except as otherwise specifically set forth or modified herein, all terms in the Agreement are hereby ratified and affirmed and shall remain unmodified and in full force and effect in accordance with its terms.

5. **Defined Terms**. All initial capitalized terms used in this Second Amendment but not otherwise defined herein shall have the same meaning ascribed thereto in the Agreement.

6. **Counterparts.** This Second Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. An executed facsimile or electronic copy of this Second Amendment shall have the same force and effect as an original hereof.

[THIS SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment as of the date first written above.

VILLAGE OF KEY BISCAYNE

By: _____
Steven Williamson
Village Manager

Attest:

By: _____
Jocelyn B. Koch
Village Clerk

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Addresses for Notice:
Village of Key Biscayne
Attn: Village Manager
88 West McIntyre Street
Key Biscayne, FL 33149
305-365-5514 (telephone)
305-365-8936 (facsimile)
aagha@keybiscayne.fl.gov (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Chad Friedman, Esq.
Village of Key Biscayne Attorney
2800 Ponce de Leon Boulevard, 12th Floor
Coral Gables, FL 33134
cfriedman@wsh-law.com (email)

PADL LLC

By: _____

Name: _____

Title: **PADL Holdings Inc., a Delaware corporation, its Sole Manager**

Addresses for Notice:
_____
_____
_____
_____
_____(telephone)
_____(facsimile)
_____(email)

With a copy to:
Andres Avello
Registered Agent
478 Bay Lane
Key Biscayne, FL 33149
_____(telephone)
_____(facsimile)
_____(email)

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000176874

Entity Name: PADL LLC

Current Principal Place of Business:

951 CRANDON BLVD
491346
KEY BISCAYNE, FL 33149

Current Mailing Address:

PO BOX 491346
KEY BISCAYNE, FL 33149 US

FEI Number: 82-2522731

FILED
Jan 10, 2023
Secretary of State
8794148812CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

AVELLO, ANDRES
951 CRANDON BLVD
491346
KEY BISCAYNE, FL 33149 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MANAGER
Name	PADL HOLDINGS INC
Address	951 CRANDON BLVD 491346
City-State-Zip:	KEY BISCAYNE FL 33149

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANDRES AVELLO CEO 01/10/2023

Electronic Signature of Signing Authorized Person(s) Detail — Date

VILLAGE OF KEY BISCAYNE

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Edward London
Allison McCormick
Brett Moss
Oscar Sardinas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Honorable Mayor and Councilmembers

FROM: Steven C. Williamson, Village Manager

RE: Approval and Adoption of the Key Biscayne Flood Plain Species assessment and Plan.

RECOMMENDATION

I recommend the Village Council approve the adoption of the referenced Floodplain Species Assessment & Plan draft.

BACKGROUND

There are several endangered and threatened species which reside primarily in riparian and coastal areas within and adjacent to the Village. The Village already takes actions to preserve and protect these species, such as improving water quality of stormwater and requiring beach management plans.

"Many of the conservation and recovery actions that local governments can implement can be credited under the Community Rating System (CRS). CRS provides reduced flood insurance premiums in communities that undertake activities to prevent or reduce flood losses and protect natural floodplain functions."

The attached Floodplain Species Assessment & Plan, from which the above text is quoted, is a summary of Village actions and future actions. The Assessment & Plan has been reviewed by local and state agencies to solicit recommended additional actions. Most recommendations are contained within the report, though certain agencies still have comments pending, which is why this is still a draft document.

FINDINGS

Criteria 1	The proposed Resolution is consistent with Village strategic goals.
Analysis	Reducing insurance rates through the National Flood Insurance Program Community Rating System is a goal presented during annual strategic planning sessions. Adopting the **Floodplain Species Assessment & Plan will aid in lowering the CRS score.**

Finding	Consistent
Criteria 2	The proposed Resolution is consistent with the Village Master Plan.
Analysis	The Floodplain Species Plan recommended actions are consistent with several Master Plan elements, particularly "V. Conservation and Coastal Management Element". This element includes: Goal 1: To Preserve and Enhance the Significant Natural Features in Key Biscayne" with Policies consistent with recommendations in the Floodplain Species Plan such as invasive species eradication, monitoring water quality, and maintaining status as a bird sanctuary. Goal 2: To Conserve and Manage the Environmental Resources and Man-Made Uses in the Coastal Area of Key Biscayne with Policies
Finding	Consistent
Criteria 3	The proposed Resolution will have minimal fiscal impact.
Analysis	The Floodplain Species Plan recommended actions
Finding	Consistent

CONCLUSION

Based on Findings and relevant background information, staff recommends that Council approve the resolution to adopt the assessment and draft plan.

RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING AND ADOPTING THE KEY BISCAYNE FLOODPLAIN SPECIES ASSESSMENT AND PLAN; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Key Biscayne ("Village") has participated in the National Flood Insurance Program ("NFIP") Community Rating System ("CRS") Program since May 1998; and

WHEREAS, the Village currently has a CRS rating that entitles all policy holders in the Village, which is within a Flood Hazard Area, to qualify for a discount on flood insurance; and

WHEREAS, the Village supports reasonable efforts to protect the threatened and endangered species and habitats within the Village's floodplain for the benefit of the citizens of the Village; and

WHEREAS, the CRS program awards credit to participating communities that adopt by resolution a Floodplain Species Assessment and Plan; and

WHEREAS, according to FEMA CRS guidelines, the Village conducted the Floodplain Species Assessment which identified listed species and species of concern with ranges and habitats within the Village's Floodplain; and

WHEREAS, the Village's Floodplain Species Assessment and Plan were presented to relevant agencies and organizations for review, and the feedback received was incorporated into the planning process; and

WHEREAS, the Floodplain Species Plan will contribute significantly to the Village's ability to implement planned Floodplain Management Activities that will reduce threats, hazards and negative impacts to the identified species in those areas; and

WHEREAS, the Village Council desires to approve and adopt the 2023 Floodplain Species Assessment and Plan, attached as Exhibit "A"; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the Village.

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

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval and Adoption. That the Village Council hereby approves and adopts the 2023 Floodplain Species Assessment and Plan, attached hereto as "Exhibit "A".

Section 3. Implementation. That the Village Manager is hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of April, 2023.

JOE I. RASCO, MAYOR

ATTEST:

JOCELYN B. KOCH
VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

Floodplain Species Assessment & Plan



March 2023

Prepared by:
CRS Max Consultants, Inc.
Coconut Creek, FL

TABLE OF CONTENTS

Floodplain Species Assessment 3
- Introduction & Purpose 3
- Endangered & Threatened Species with Ranges in the Village of Key Biscayne 3
- Critical Habitat in the Village of Key Biscayne 7
- Preserved Areas Surrounding the Village of Key Biscayne 10
  - Biscayne Bay Aquatic Preserves 10
  - Biscayne National Park 12
  - Crandon Park 15
  - Bill Baggs Cape Florida State Park 16
- Floodplain & Open Space Areas within Key Biscayne 19
  - Flood Zones 19
  - Open Space 20
  - 2021 Beach Re-Nourishment Project 21
- Community Rating System Credit for Conservation and Recovery 21
  - Summary of CRS Actions 23
- Contacting Relevant Agencies and Organizations 24
  - Assessment Review Questions 26
  - Summary Results of Assessment Reviews 26

Floodplain Species Plan 31
- Introduction & Purpose 31
- Species of Focus 31
  - Birds 33
  - Fish 37
    - Smalltooth Sawfish 37
    - Nassau grouper 38
  - Reptiles 39
    - Sea Turtles 39
    - American Crocodile 44
    - Eastern Indigo Snake 46
  - Mammals 47
    - West Indian Manatee 47
    - Florida Bonneted Bat 48
  - Coral 49
  - Insects 51
    - Miami Blue Butterfly 51
  - Plants 53
- Recovery Action Items 57
- Implement, Evaluate & Revise 69

Appendices 70
- Appendix A: Flood Risk and Endangered Species Habitat (FRESH) Report for the Village of Key Biscayne 70
- Appendix B: Responses Received from Reviewing Agencies 74
- Appendix C: Review of Possible Recovery Actions 85

Floodplain Species Assessment

Floodplain Species Assessment

Introduction & Purpose

The Village of Key Biscayne, incorporated on June 18, 1991, is located in the center 1.25 square miles of a four-mile-long, two-mile-wide barrier island between the Atlantic Ocean and Biscayne Bay. The Village is bordered to the north by Miami-Dade County's Crandon Park and to the south by Bill Baggs Cape Florida State Park. The island is connected via causeway and bridges to the City of Miami on the mainland, approximately seven miles away. The Village is home to a diverse and vibrant population of about 14,800 residents living mainly in multi-family units.

The entire 823 acres (100%) of the Village, is in the Special Flood Hazard Area (SFHA). Approximately 4% of the SFHA is undeveloped and is therefore considered “open space”. Additionally, the Village enforces regulations and incentives that minimize development in the SFHA.

The Village of key Biscayne’s riparian and coastal areas are home to a variety of terrestrial and aquatic animals and plants. The Village wants to preserve and protect this habitat not only for environmental benefits but also for recreational, educational, and other public benefits.

One category of animals and plants deserving special protection are threatened and endangered species. Because of their declining numbers, these species have been listed by the US Fish & Wildlife Service (FWS) or the National Marine Fisheries Service (NMFS) as needing protection under the provisions of the Endangered Species Act. They “are of esthetic, ecological, educational, historical, recreational, and scientific value to the Nation and its people.” (Endangered Species Act of 1973)

The FWS describes the status of these species in simple terms:

- Endangered species are at the brink of extinction now.
- Threatened species are likely to be at the brink in the near future.

Endangered & Threatened Species with Ranges in the Village of Key Biscayne

Floodplains often contained many vital and varied ecosystems including swamps, wetlands, marshes, river deltas, estuaries, costal dunes, riparian areas, mangroves and other floodwater dependent ecosystems. Due to their cultural, historical, agricultural, and logistical value, floodplains are often affected by development and man-made water flow control projects. Additionally, floodplain ecosystems in South Florida also face several natural threats including sea level rise, hurricanes,

droughts and even shifting sediment profiles caused by the erosion and deposition from floods, flows and ocean currents. For these reasons, floodplains are among the most endangered ecosystems in the world and special attention should be given to protecting these unique ecosystems and the species that depend on them. Such efforts can and should be incorporated into a community's floodplain management practices. The column on the right in each of the tables below indicates whether or not the species depends heavily on a floodplain related ecosystem and would likely be affected or protected by floodplain management activities as a result. The tables below will help the Village of Key Biscayne identify floodplain species whose range may be affected and protected through floodplain management activities.

A review of FEMA's Flood Risk and Endangered Species Habitat (FRESH) website found 44 federally listed threatened or endangered species with range within the Village of Key Biscayne (Appendix A). These, along with eight additional species having critical habitat in or adjacent to the Village (Smalltooth Sawfish and seven coral species) and two species whose range does not officially extend into the Village but have been observed on the Key (American crocodile and Johnson's sea grass) are shown in the tables.

The list was reviewed by Jeremy Calleros Gauger, Village Planner and Director of Building, Zoning, & Planning. After review by Mr. Gauger, a landscape architect familiar with Key Biscayne who has experience working on designs which included restored coastal hardwood hammocks, restored mangrove habitats, restored dune and back-dune environments, it was determined that not all of the species whose range extends into the Village are directly dependent on the floodplain. While twenty-eight of these species depend on the floodplain, which is the focus of this assessment (designated in far right column) and are included in the top (green) portion of the table, twenty-six that are not particularly related to floodplain management were excluded from the remainder of the document (brown bottom section of the table).

ENDANGERED & THREATENED SPECIES

(Recommended for <u>inclusion</u> in Assessment – pending multi-agency review)

Common Name	Scientific Name	Type	Status & Listing Agency	Extent of Range	Floodplain Specific?
Beach jacquemontia	Jacquemontia reclinata	Flowering Plant	Endangered USFWS	Entire Village	Yes – coastal beaches and hardwood hammocks
Cape Sable seaside sparrow	Ammodramus maritimus mirabilis	Bird	Endangered USFWS	Entire Village	Yes- flooded inland prairies
Miami Blue Butterfly	Cyclargus (=Hemiargus) thomasibethunebakeri	Insect	Endangered USFWS	Entire Village	Possibly - tropical hardwood hammocks, rock pineland & beachside scrub
Blodgett's silverbush	Argythamnia blodgettii	Flowering Plant	Threatened USFWS	Entire Village	Possibly - pine rockland, rockland hammock, and coastal berm
Florida bonneted bat	Eumops floridanus	Mammal	Endangered USFWS	Entire Village	Possibly - tropical hardwood, pineland, and mangrove

Floodplain Species Assessment

Carter's mustard	Warea carteri	Flowering Plant	Endangered USFWS	Entire Village	Possibly - Sandhill, scrubby flatwoods, inland and coastal scrub
Everglade snail kite	Rostrhamus sociabilis plumbeus	Bird	Endangered USFWS	Entire Village	Yes - freshwaters
West Indian Manatee	Trichechus manatus	Aquatic Mammal	Threatened USFWS	Entire Village	Yes – freshwater & coastal waters
American chaffseed	Schwalbea americana	Plant	Endangered USFWS	Entire Village	Yes - wetlands
Bachman's warbler (=wood)	Vermivora bachmanii	Bird	Endangered USFWS	Entire Village	Yes - nests in cypress swamps
Eastern indigo snake	Drymarchon corais couperi	Reptile	Threatened USFWS	Entire Village	Yes - riparian
Wood stork	Mycteria americana	Bird	Threatened USFWS	Entire Village	Yes - freshwater and estuarine marshes
Loggerhead sea turtle	Caretta	Aquatic Reptile	Endangered USFWS & NMFS	Entire Village	Yes - coastal
Eastern Black rail	Laterallus jamaicensis ssp. Jamaicensis	Bird	Proposed Threatened USFWS	Entire Village	Yes - freshwater and estuarine marshes
Red knot	Calidris canutus rufa	Bird	Threatened USFWS	Entire Village	Yes – coastal shoreline
Piping Plover	Charadrius melodus	Bird	Endangered USFWS	Entire Village	Yes – beaches and tidal flats
Leatherback sea turtle	Dermochelys coriacea	Aquatic Reptile	Endangered USFWS & NMFS	Entire Village	Yes - coastal
Hawksbill sea turtle	Eretmochelys imbricata	Aquatic Reptile	Endangered USFWS & NMFS	Entire Village	Yes - coastal
Coral, rough cactus	Mycetophyllia ferox	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, lobed star	Orbicella annularis	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, pillar	Dendrogyra cylindrus	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, boulder star	Orbicella franksi	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, mountainous star	Orbicella faveolata	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, staghorn	Acropora cervicornis	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Coral, elkhorn	Acropora palmata	Coral	Threatened NMFS	Offshore of entire Village	No – Offshore but affected by discharge quality
Smalltooth Sawfish	Pristis pectinata	Fish	Threatened NMFS	Entire Village	Yes – Estuarial nurseries
American crocodile	Crocodylus acutus	Aquatic Reptile	Threatened USFWS	Entire Village	Yes- Coastal mangroves, swamps and estuaries
Johnson's seagrass	Halophila johnsonii	Plant	De-Listed NMFS	Entire Village	Yes – Coastal, tidal deltas and inlets

ENDANGERED & THREATENED SPECIES

(Recommended for exclusion from Assessment – pending multi-agency review)

Common Name	Scientific Name	Type	Status	Extent of Range	Floodplain Specific?
Carter's small-flowered flax	Linum carteri	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Crenulate lead-plant	Amorpha crenulata	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Deltoid spurge	Chamaesyce deltoidea ssp. deltoidea	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Florida brickell-bush	Brickellia mosieri	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Florida bristle fern	Trichomanes punctatum ssp. Floridanum	Ferns and Allies	Endangered USFWS	Entire Village	No - pine rocklands
Pineland sandmat	Chamaesyce deltoidea pinetorum	Flowering Plant	Threatened USFWS	Entire Village	No - pine rocklands
Small's milkpea	Galactia smallii	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Florida prairie-clover	Dalea carthagenensis floridana	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Garber's spurge	Chamaesyce garberi	Flowering Plant	Threatened USFWS	Entire Village	No - pine rocklands
Stock Island tree snail	Orthalicus reses (not incl. nesodryas)	Snail	Threatened USFWS	Entire Village	No - tropical hardwood hammocks
Schaus swallowtail butterfly	Heraclides aristodemus ponceanus	Insect	Endangered USFWS	Entire Village	No - tropical hardwood hammocks
Sand flax	Linum arenicola	Flowering Plant	Endangered USFWS	Entire Village	No - pine rocklands
Florida semaphore Cactus	Consolea corallicola	Flowering Plant	Endangered USFWS	Entire Village	No - hardwood hammock
Florida pineland crabgrass	Digitaria pauciflora	Flowering Plant	Threatened USFWS	Entire Village	No - pine rocklands
Everglades bully	Sideroxylon reclinatum ssp. Austrofloridense	Flowering Plant	Threatened USFWS	Entire Village	No - pine rocklands
Cape Sable Thoroughwort	Chromolaena frustrata	Flowering Plant	Endangered USFWS	Entire Village	No - coastal hardwood hammocks
Florida grasshopper sparrow	Ammodramus savannarum floridanus	Bird	Endangered USFWS	Entire Village	No - dry prairie
Tiny polygala	Polygala smallii	Plant	Endangered USFWS	Entire Village	No – pine rockland
Gray bat	Myotis grisescens	Mammal	Endangered USFWS	Entire Village	No – caves
Florida leafwing Butterfly	Anaea troglodyta floridalis	Insect	Endangered USFWS	Entire Village	No – pine rockland
Okeechobee gourd	Cucurbita okeechobeensis ssp.okeechobeensis	Plant	Endangered USFWS	Entire Village	No – not specific to floodplains
Bartram's hairstreak Butterfly	Strymon acis bartrami	Insect	Endangered USFWS	Entire Village	No – pine rockland

Florida panther	Puma (=Felis) concolor coryi	Mammal	Endangered USFWS	Entire Village	No – individuals can roam large territories including hardwood hammocks & freshwater swamps but are not known to frequent urban communities or barrier islands
Florida scrub-jay	Aphelocoma coerulescens	Bird	Threatened USFWS	Entire Village	No – scrubby flatlands
Miami tiger beetle	Cicindelidia floridana	Insect	Endangered USFWS	Entire Village	No – pine rockland
Red-cockaded woodpecker	Picoides borealis	Bird	Endangered USFWS	Entire Village	No – pine forests

Critical Habitat in the Village of Key Biscayne

The "range" of a species is defined as "the general geographical area within which that species can be found at the time either FWS or NMFS makes a status determination. This range includes those areas used throughout all or part of the species' life cycle."

However, the US Fish & Wildlife Service defines ***critical habitat*** as:

> *"the specific areas within the geographic area, occupied by the species at the time it was listed, that contain the physical or biological features that are essential to the conservation of endangered and threatened species and that may need special management or protection. Critical habitat may also include areas that were not occupied by the species at the time of listing but are essential to its conservation."*

That means that, while it is important to consider the entire range of a species when selecting which species to consider, preserving critical habitat should be the highest priority when selecting which areas to protect. The best action is to preserve areas of critical habitat as open space in its natural state. However, Key Biscayne's designated critical habitat is primarily offshore, meaning it cannot be preserved by the Village as standard open space. Fortunately, most of the offshore areas adjacent to the Village are already protected as aquatic preserves and National Parks. Although the shoreline seaward of the mean high tide line is the property of the State of Florida, the Village maintains the beach area from the upland dunes to the waterline, allowing the opportunity to utilize habitat friendly beach maintenance practices along the shoreline.

Floodplain Species Assessment

The table below lists all of the critical habitat within or adjacent to the Village of Key Biscayne.

CRITICAL HABITAT

Common Name	Scientific Name	Extent/ Location	Listing Agency	In Floodplain?
Caretta caretta	Sea turtle, loggerhead	Migratory & Breeding Habitat: Entire Atlantic Coastline of Village	USFWS & NMFS	Yes- Coastal beaches (Reproductive Habitat: Atlantic beaches north of Village)
Trichechus manatus	West Indian Manatee	Entire western (Biscayne Bay) shoreline of Village	USFWS	Yes – Shoreline estuaries and in the Biscayne Bay (also affected by discharge quality)
Mycetophyllia ferox	Coral, rough cactus	Offshore of entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Orbicella annularis	Coral, lobed star	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Dendrogyra cylindrus	Coral, pillar	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Orbicella franksi	Coral, boulder star	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Orbicella faveolata	Coral, mountainous star	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Acropora palmata	Coral, elkhorn	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality
Acropora cervicornis	Coral, staghorn	Entire Atlantic Coastline of Village	NMFS	No – Offshore but affected by discharge quality

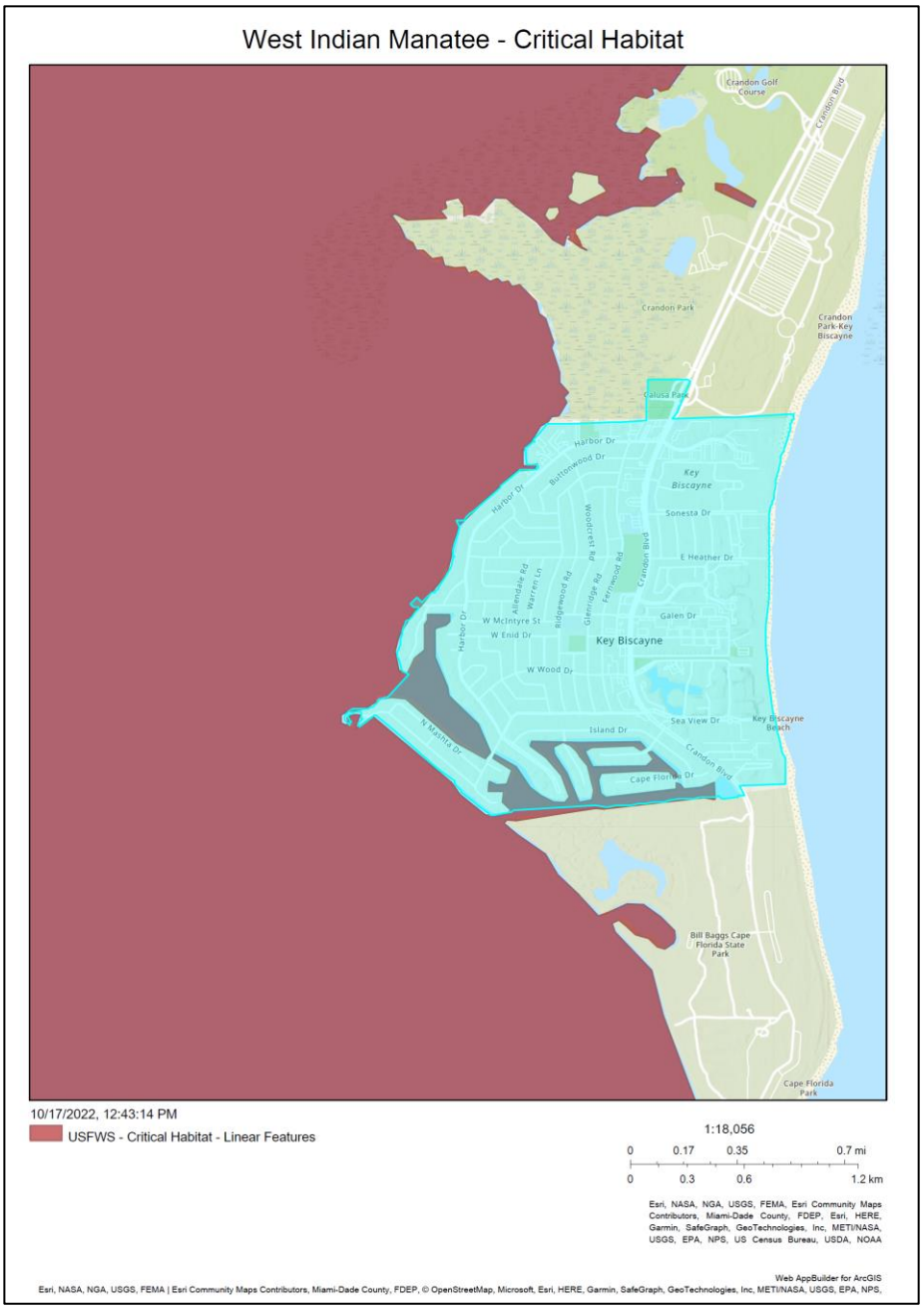
Because much of the critical habitat referenced in the table above and map on the next page, is offshore, it is worth noting that, although the critical habitat itself is outside of the Village limits, and thus outside of the jurisdiction of the Village, stormwater quality can affect these critical habitats.

Ultimately, the Village stormwater system discharges surface water and rainwater flows to the Atlantic Ocean on the east and the Biscayne Bay on the west. The Village of Key Biscayne's Stormwater Management Program coordinates with private development and the public infrastructure, including other agency facilities, to meet flood protection and water quality goals. These agencies include the South Florida Water Management District, Miami-Dade County, the Florida Department of Environmental Protection and the Florida Department of Transportation.

Floodplain Species Assessment

Additionally, Village dune restoration projects and State regulations restricting development seaward of the Coastal Control Line also help to mitigate any threats to the beach habitat (identified in the previous table) that is critical to the loggerhead sea turtles. Although the shoreline seaward of the mean high tide line is the property of the State of Florida, the Village of Key Biscayne maintains the beach area from the upland dunes to the waterline.

The map to the right illustrates the Critical habitat of the West Indian Manatee which includes all of Biscayne Bay including the portions of the Bay along the entire western coastline of the village as well as the canals, bays and inlets connected to the Biscayne Bay. Manatees are generally found in marine, estuarine, and freshwater environments throughout the State. The critical habitat includes the areas within their range that include foraging, drinking sites, resting areas, travel corridors, warm water wintering and others.





Preserved Areas Surrounding the Village of Key Biscayne

The eastern boundary of the Village of Key Biscayne is 6,440 yards, or approximately 1-1/4 miles, of Atlantic Ocean beachfront. Residents and visitors alike enjoy the beauty of the beach and ocean bordering the Village limits and can walk unimpeded to Cape Florida Bill Baggs State Park to the south and Miami-Dade County's Crandon Park to the north.

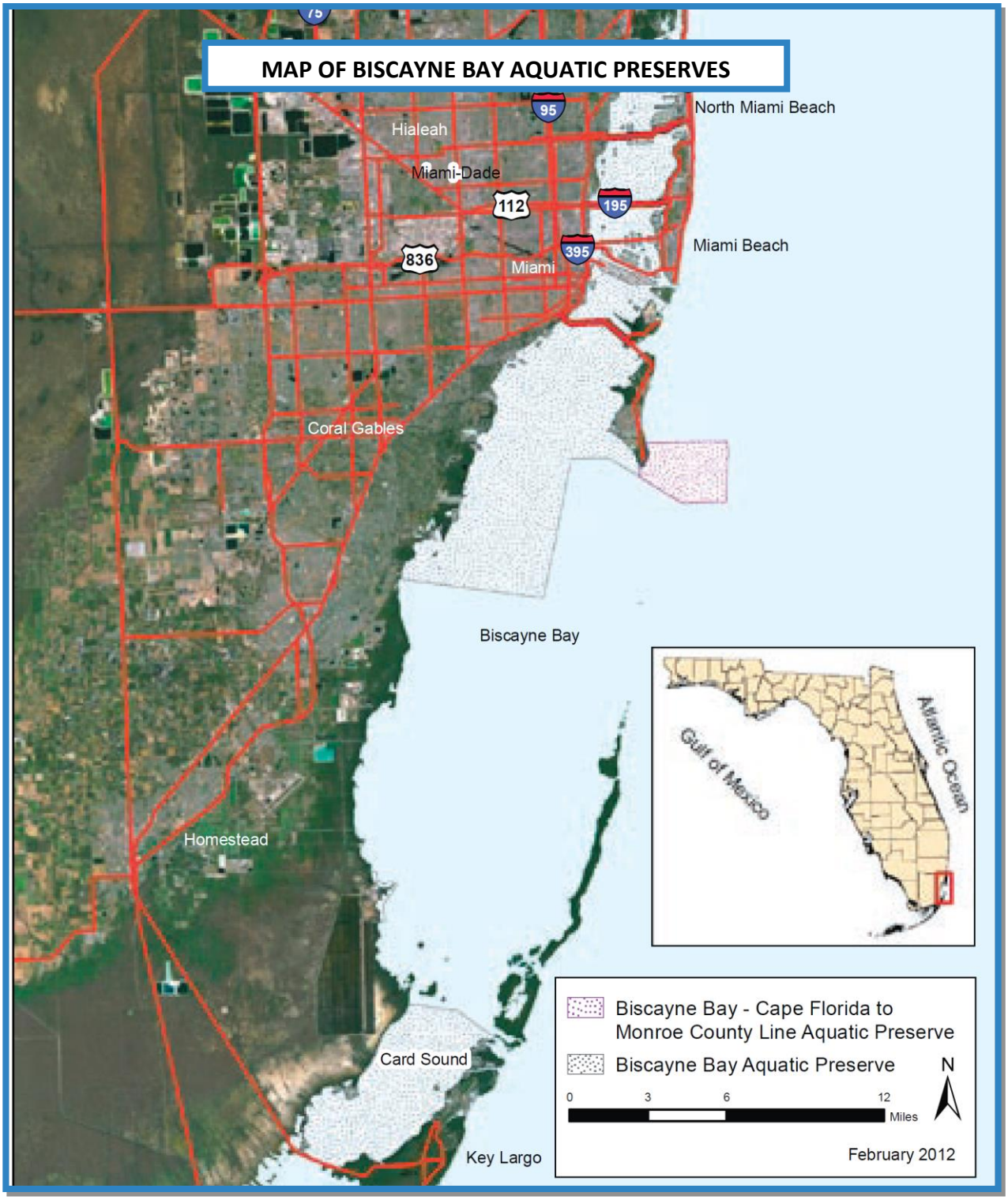
Although outside the Village's jurisdiction, it is important to note that much of the endangered species range and critical habitat directly adjacent to or offshore of the Village is already designated as protected preservation and conservation space. In addition to having the County park to the north of the Village and State park to the south of the Village, the waters off both the eastern and western coastlines of Key Biscayne are designated as aquatic preserves and National Parks.

Biscayne Bay Aquatic Preserves

Biscayne Bay is home to two state aquatic preserves, collectively known as *Biscayne Bay Aquatic Preserves (BBAP).* The Northern portion of the inner Biscayne Bay (northwest of the Village) has been designated as the "Biscayne Bay Aquatic Preserve" and the portion of the Atlantic Ocean off the eastern coast of the Village is designated as the "Biscayne Bay - Cape Florida to Monroe County Line Aquatic Preserve". Together, the 67,000 acres comprising the two preserves are known collectively as the "Biscayne Bay Aquatic Preserves" and are managed by the Florida Department of Environmental Protection following the *Biscayne Bay Aquatic Preserves Management Plan.*

The first, Biscayne Bay Aquatic Preserve, was established in 1974 and runs the length of Biscayne Bay proper, from the headwaters of the Oleta River down to Card Sound near Key Largo. BBAP is about 64,607 submerged acres. This aquatic preserve (AP) is split in half by what is now called Biscayne National Park, formerly called Biscayne National Monument.

Floodplain Species Assessment



Biscayne Bay is a unique water body along the southeast Atlantic shoreline of the United States because it was not formed by the drowning of a river. Instead, Biscayne Bay formed between 5,000 and 2,400 years ago as sea level rose to fill the depression between two ridges.

Biscayne Bay is a historical estuary, the largest estuary in Florida and the only large, subtropical, protected bay within the continental United States.

Biscayne Bay provides habitat for a variety of juvenile and adult marine species, as well as several of Florida's imperiled species, including the Florida manatee (Trichechus manatus latirostris), the smalltooth sawfish (Pristis pectinata), the American crocodile (Crocodylus acutus) and Johnson's seagrass (Halophila johnsonii). Johnson's seagrass is the first and only marine plant to be listed as "threatened" on the Endangered Species List and lives in northern BBAP. One of the many projects underway to protect these species in the preserve is the mangrove restoration within BBAP along the Oleta River

The second aquatic preserve within the Biscayne Bay area - Biscayne Bay-Cape Florida to Monroe County Line Aquatic Preserve - was established in 1975. Much of the submerged lands and islands originally included within the boundaries are now within either Biscayne National Park (BNP) or within the larger preserve, Biscayne Bay Aquatic Preserve. The original boundaries began offshore of southern Key Biscayne, extended out to the edge of Florida state waters and then went southward to the county line dividing Miami-Dade and Monroe counties. The boundary returned northward interior of Biscayne Bay along the intracoastal waterway. The preserve concluded back at southern Key Biscayne including the waters of Bill Baggs Cape Florida State Park. With the designation of Biscayne National Monument to a National Park in 1980, the Biscayne Bay-Cape Florida to Monroe County Line Aquatic Preserve lost much of its original acreage. Today, the remnant of this aquatic preserve is approximately 4,163 acres off the eastern shore of Key Biscayne.

Biscayne National Park

The park preserves a rare combination of aquamarine waters, emerald islands and vibrant coral reefs all within sight of downtown Miami. The park takes advantage of its location next to this growing and diverse metropolis by partnering with a variety of local organizations to provide access for visitors to encounter and explore the scenery, wildlife, history and other amazing resources.

Biscayne National Park protects four distinct ecosystems that melt into one another creating rich edge communities or "ecotones." These communities support an incredible array of wildlife

including manatees, sea turtles, hundreds of species of birds and fish, and plants and insects found nowhere else in the United States. Winds, currents, storms and the park's close proximity to one of the nation's largest urban areas means that the entire park is constantly adapting to challenges posed by both nature and humans.

Park management is a complex task that involves skilled professionals from many fields including; law enforcement, maintenance, administration, interpretation and resource management. National parks protect the very best of this nation's rich heritage, so the need for efficient and innovative park management is especially important. The park follows two basic sets of rules; (1) rules common to all national parks and (2) rules that apply only in Biscayne National Park. Among the rules that apply to all national parks, the 1916 National Park Service Organic Act is the foundation. It states that the mission of the National Park Service is to:

> *"... conserve the scenery and the natural and historic objects, and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."*

Other rules that apply to all national parks include the Historic Sites Act, Endangered Species Act, National Environmental Policy Act, Clean Water Act and more. See Title 36 of the Code of Federal Regulations for more information. Rules specific to the park include its enabling legislation, which expresses the park purpose in broad and beautiful language. General management plans guide park actions in order to achieve the missions of resource preservation and protection. Fishing within park boundaries is governed by the State of Florida. Additionally, federal or state agencies may impose a civil fine of $25,000, a criminal penalty of $50,000 and/or up to 1 year in jail for violating the Endangered Species Act or state statute by "taking" an endangered or threatened species or damaging sea grass and coral. "Taking" is defined as harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, collecting or attempting to engage in such conduct.

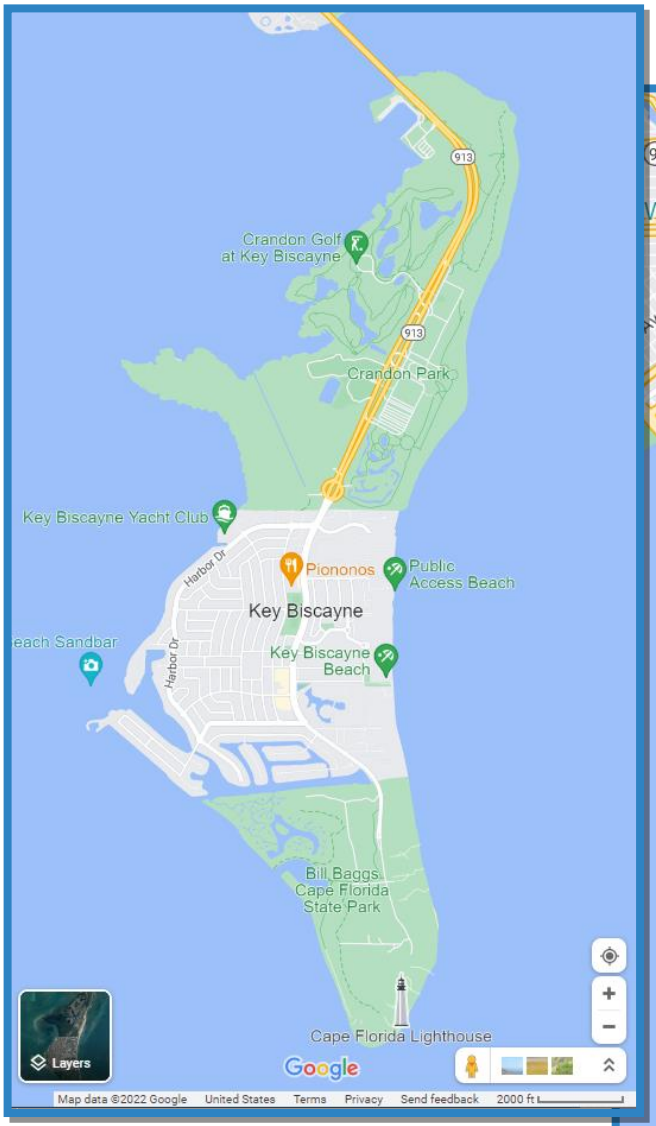
Park staff advise visitors to take the following actions to avoid harming protected species including coral, sea turtles, manatees, smalltooth sawfish and dolphins:

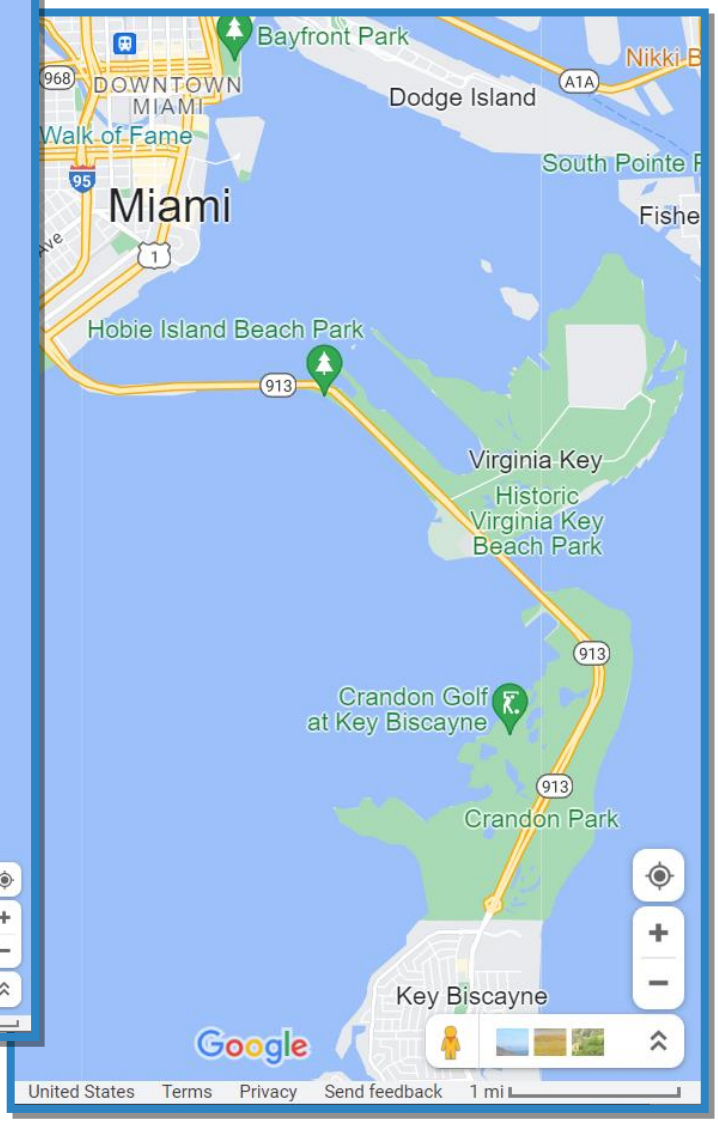
- Never anchor in coral reefs
- Keep a sharp lookout when boating
- Watch your speed, especially at night
- Keep your distance from wildlife


National Park Service
Miami
997
997
BISCAYNE
NATIONAL PARK
nestead
1
National Park Service | © Mapbox © OpenStreetMap contributors

The areas directly abutting the northern and southern borders of the Village are also designated as either preserves or parks. The Village is bordered to the north by Miami-Dade County's Crandon Park and to the south by Bill Baggs Cape Florida State Park.

MAPS OF PARKS TO THE NORTH AND SOUTH OF KEY BISCAYNE





Crandon Park

Crandon Park visitors can explore the various ecosystems of the Key including the dunes, mangroves, and coastal hammock and seagrass beds; and observe herons, ospreys and many brilliantly colored butterflies. The Island is also home to rare and beautiful plants like the beach peanut, Biscayne prickly ash and the coontie. The beautiful sandy beach, coastal dunes and tropical hardwood hammocks are an important nesting and feeding ground for migrating songbirds, hawks and sea turtles. Seagrass beds provide a home for mangrove snapper, parrotfish, crabs, shrimp, sea stars and puffer fish.

Located in Crandon Park is a designated natural Environment Study Area, called the Bear Cut Preserve, which serves as a window to the wilderness that was once South Florida. Miami-Dade Parks' naturalists guide visitors through the Preserve to explore the hammock, ocean and beach communities and see the amazing animals and plants that inhabit South Florida.

Crandon Park's beautiful two-mile beach is consistently named among the top ten beaches in the nation. It is one of the most popular recreation destinations in all of Miami-Dade County, enjoyed by millions of residents and tourists each year. Crandon's famous offshore sandbar protects swimmers from a crashing surf. The sandbar changes constantly because of seasonal squalls, storms and currents. It is enjoyed by many people who swim to it and walk or wade along its length. The beach is a celebrated recreational area known for its pristine sand, calm water, winding promenade, concession stands, multiple picnic areas with tables and grills, and convenient parking for over 3,000 vehicles. The park also includes Crandon's Family Amusement Center as well as a golf course and marina.

Within the park Miami EcoAdventures provides visitors the opportunity to embark on guided land and water-based adventures, participate in educational activities and explore the aquatic habitats surrounding Key Biscayne. Opportunities such as these to experience and enjoy the natural environment can increase public awareness about local endangered and threatened species while increasing resident's desire to engage in local recovery efforts, behave responsibly, champion conservation causes and support municipal efforts to protect open spaces.

Bill Baggs Cape Florida State Park

Ponce de Leon named this area "Cape of Florida" when he led the first Spanish expedition to Florida in 1513. The Cape Florida lighthouse, the park's best-known feature, was completed in 1825 but was damaged during the Second Seminole War. The repaired tower, completed in 1846, remains the oldest standing structure in Miami-Dade County. Tours of the 95-foot lighthouse and the keeper's house museum are available.

The island served as a secret meeting place and port for runaway slaves and Black Seminoles waiting to rendezvous with sea captains or board dugouts for a passage to safety in the British Bahamas. Although the lighthouse was built to save lives and ships, its unflinching light brought an end to this avenue of escape. In September 2004, Cape Florida was designated a National Underground Railroad Network to Freedom Site.

In addition to the many recreational areas within the park which includes Cape Florida's 1.25 miles of natural beach, there are also varied habitats maintained in their natural state and several places from which visitors can observe and enjoy the local wildlife. In 1992, Hurricane Andrew uprooted a forest of non-native Australian-pine trees that dominated the landscape and left the park nearly treeless. The storm provided land managers the opportunity to restore the park's native plant communities. Today, a variety of natural habitats, from mangrove forest to maritime hammock, can be seen at Cape Florida.

Depending upon the season, more than 50 butterfly species and 170 bird species may be seen at the park. The peregrine falcon, piping plover and American crocodile regularly take refuge here. Loggerhead sea turtles nest along the beach each summer. Green sea turtles and Florida manatees often graze in the seagrass beds offshore.

Birds may be seen along the sea wall and the nature trails, depending on the season, weather and migration patterns. The park is home to the Cape Florida Banding Station (CFBS). CFBS partners with the Florida Keys HawkWatch (at Curry Hammock State Park) and Tropical Audubon Society to form the South Florida Bird Observatory. CFBS was established in 2002 to investigate use of the restored hardwood hammocks by neotropical migrants.

Many of the neotropical migrant birds that breed in eastern Canada, the northeastern United States and the mid-Atlantic region travel the Atlantic Flyway in fall to reach their winter habitats in the Caribbean Islands and northern South America. Migrant passerines following the eastern Florida coastline southward often funnel through Key Biscayne and land in Bill Baggs Cape Florida State Park, a natural oasis in heavily developed Miami-Dade County. Here, the birds stop to rest, refuel and find refuge from bad weather before continuing southward. The restored native vegetation provides ample food such as insects and fruit that are essential to build up the fat deposits that fuel the birds on their over-water flights.

In order to capture birds for banding, twenty-two mist nets are set up in an area covering 10 acres located discreetly within a restored hardwood hammock in the park. As the only long-term banding station in South Florida, CFBS fills a gap in migration monitoring along the entire Eastern Seaboard. It offers a unique opportunity to study the use by migrant birds of restored

native subtropical vegetation as well as an opportunity to study the challenges faced by birds along their migration routes.



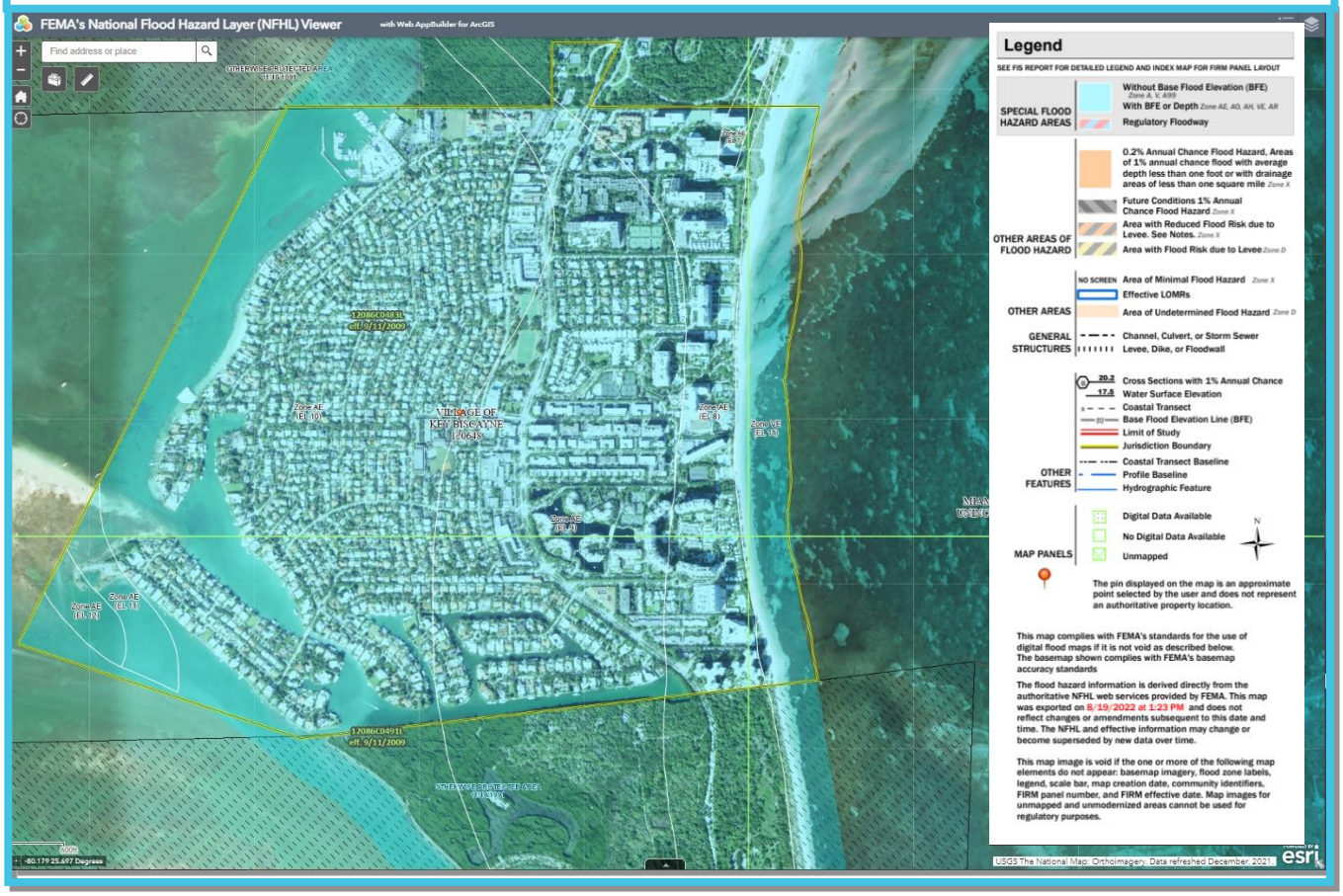
Floodplain & Open Space Areas within Key Biscayne

The following maps show Open Space areas and other conservation areas located within the Village of Key Biscayne.

Flood Zones

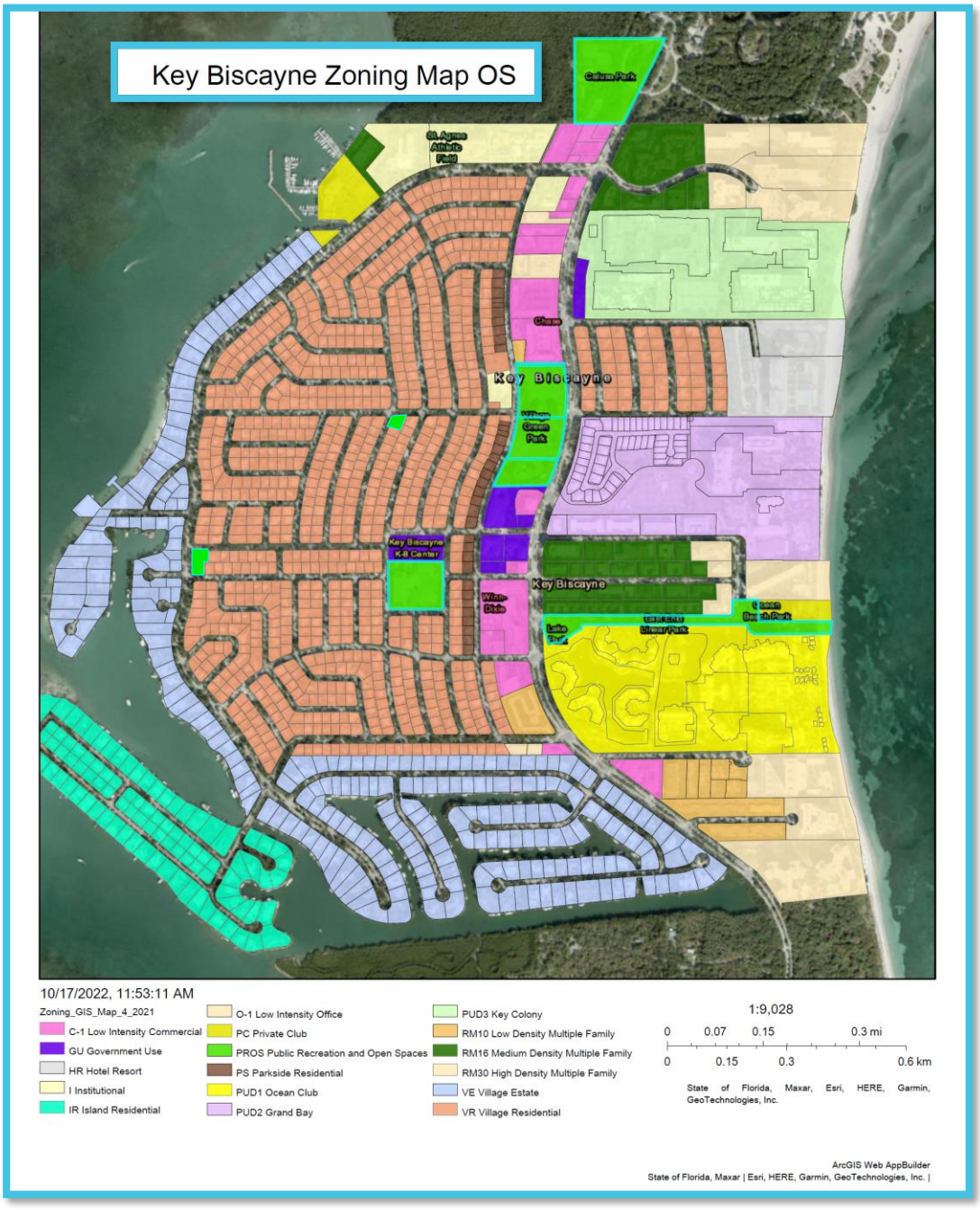
The map below is the Flood Zone map of Key Biscayne showing that 100% of the village is in the SFHA comprised of Zones AE(7-11) and Zone VE(11). That means all of the Village is subject to SFHA regulations, and is therefore at least partially protected when development affects the floodplain.

KEY BISCAYNE FLOOD ZONE MAP



Open Space

Below is a map of the Open Space Areas in Key Biscayne (bright green), all of which are located within the Special Flood Hazard Area (SFHA):



2021 Beach Re-Nourishment Project

As a result of Hurricane Irma in 2017 and natural erosion, the Key Biscayne beach needed repair. The Village secured Federal Emergency Management Agency (FEMA), Florida Department of Environmental Protection, and Florida Division of Emergency Management grants that funded 23,000 cubic yards of sand for the beach renourishment project. As the allowable permitted amount was greater than the volume that was funded through grants, Village Council had the foresight to self-fund an additional 8,000 cubic yards bring the total amount of sand placed onto the beach to 31,000 cubic yards. The additional volume of sand funded by the Village was consistent with resilience goals aimed at maximizing shoreline protection.

By widening the beach and restoring the dunes, the Village's goal was to enhance shoreline protection and minimize damages that may arise from future storms. Working with Ferreira Construction, the Village added 31 thousand cubic yards to the beach and rebuilt the dunes, which included replanting native plants and removing exotic plants.

Because the coastal area is important, both as a natural habitat for species of concern and also as the Village's first line of defense against coastal flooding, maintaining and improving the health of the coastal dune area is an important component of the Village's Resiliency and Sustainability planning efforts.

Community Rating System Credit for Conservation and Recovery

Many of the conservation and recovery actions that local governments can implement can be credited under the Community Rating System (CRS). CRS provides reduced flood insurance premiums in communities that undertake activities to prevent or reduce flood losses and protect natural floodplain functions. The Village of Key Biscayne is currently a CRS Class 8, saving floodplain residents and businesses 10% each year on their flood insurance policies. Implementing more activities, such as threatened and endangered species recovery actions could not only help the target species and the environment but could also help the Village move to a higher CRS classification.

The following table reviews general CRS-credited recovery actions that are applicable to most threatened and endangered species. The "Doing" columns identifies whether the Village is implementing what is or could be a CRS credited activity.

If the Village is pursuing credit for the action it is indicated in the "Doing?" column. The "Feasible" column identifies if it would be feasible to start an activity or increase the credit points.

CRS CREDITED RECOVERY ACTIONS FOR THREATENED AND ENDANGERED SPECIES

Activity/ Element	Doing?	Feasible?
300 Series (Information Activities)		
320 – MI7 – Natural floodplain functions information	Yes (a)	Yes, w/appropriate messages
330 – OP – Outreach projects on protecting Natural Functions	Yes (a)	Yes, w/appropriate messages
330 – PPI – Program for Public Information	Yes (a)	Yes, w/appropriate messages
350 – LPD – Locally pertinent materials in library	Yes (a)	Yes, add appropriate references
350 – WEB – Flood protection website	Yes (a)	Yes, add appropriate info/ links
Activity 420 (Open Space Preservation)		
420 – OSP – Open space preservation	Yes	Yes, w/appropriate messages
420 – NFOS – Open space parcels in natural state	No	Yes, would need to identify qualifying parcels
420 – CEOS – Coastal erosion open space – (b)	No	Needs Research
420 – OSI – Open space incentives	No	Yes, with ordinance change
420 – LZ – Low density zoning	No	No, Village is urban and almost completely built out
420 – NSP – Natural shoreline protection	Unsure	Yes
Activity 430 (Higher Regulatory Standards)		
430 – DL1a – Development limitations to prohibit fill	Yes	Current limitations can be reviewed
430 – CER – Coastal erosion regulations – (b)	Unsure	Needs Research
430 – OHS – Other higher standards	Yes	Will need to determine if any apply to species of concern
Activity 450 (Stormwater Management)		
450 – DS – Design storm w/volume control	No	Yes
450 – LID – Low impact development	No	Yes
450 – WMP – Watershed master plan	No	Village could update and revise its stormwater master plan to earn CRS credit for WMP.
Activity 510 (Floodplain Management Planning)		
510 – NFP – Natural floodplain functions plan	No	Yes
510 – FSA – Floodplain Species Assessment (new)	Yes	Yes, anticipate adoption soon
Activity 540 (Drainage System Maintenance)		
Having a habitat-friendly program to clear debris in drainageways (CDR)	No	Not likely. There are currently no natural or man-made channels maintained by the Village

(a) – The Village of Key Biscayne is receiving credit for these elements, but the messages and materials do not specifically address threatened and endangered species.

(b) – These elements are only appropriate for species dependent on beaches, such as sea turtles & piping plover

Summary of CRS Actions

300 (Public Information Activities): The Village is implementing all the public information activities and elements listed in previous table. It would be feasible to adjust them to better address threatened and endangered species.

It may be possible that the Village could be credited for using the FRESH maps under Activity 320 (Map Information Service), MI7. Although, due to the fact that all of the listed species have community-wide ranges, Village FRESH maps would contain no parcel specific information, which may affect how (or if) they can be credited. Possible outcomes could include advising people that their property (and all properties within the Village), are in the range of the certain listed species and telling them of any precautions they should take to protect specific species for which applicable recovery and conservation actions have been identified.

The outreach projects, library references, and website could also be revised or expanded to provide more information on protecting threatened and endangered species. However, Village staff should first confer with the appropriate experts and agencies to identify the most appropriate messages, references, and websites to link to.

Activity 420 (Open Space Preservation)

420 – Open space preservation (OSP): Currently 4% of the Village's Special Flood Hazard Area is open space. It will most likely remain that way because the Village is largely built out. The Village already owns some of the qualifying open space and plans to maintain it as such but would have difficulty acquiring additional open space parcels. The Village could receive NFOS credit for documenting the natural floodplain functions served by some of the Village's preserved open areas such as coastal parks.

420 – Open space incentives (OSI): Most floodplain lands in the Village are either publicly owned or built out. However, there remain a few floodprone areas which may be developed or re-developed in the future. It would be beneficial to adopt incentives for developments in these areas, such as are credited by CRS element 420 – open space incentives (OSI).

420 – Coastal erosion open space (CEOS): There are areas of the Village subject to coastal erosion, much of it in open space, but CRS credit is dependent on specific land development regulations in those areas. Feasibility can be determined after a review of current Village and State regulatory programs and what would be needed to meet the CRS credit criteria.

420 – Low density zoning (LZ): The Village of Key Biscayne is urban and almost completely built out, therefore, the CRS low density zoning credit for minimum five acre parcels may not be feasible.

420 – Natural shoreline protection (NSP): Because Village-owned properties account for some of the shoreline in the floodplain, it would be possible to revise current procedures for management of the

shorelines along Village-owned properties to qualify for NSP natural shoreline protection credit. Procedures would have to be developed and Public Works staff would need training.

Activity 430 (Higher Regulatory Standards): The Village currently enacts regulations to prohibit filling in the floodplain or set other higher standard(s) for development in the floodplain. Credit for coastal erosion regulations (CER) is discussed above with the credit for coastal erosion open space.

Activity 450 (Stormwater Management)

450 – Design storm (DS): The Village is not currently receiving CRS vredit for requiring that new development be designed to accommodate smaller storms. Should the Village choose to revise its SZ requirements for more credit, it could also require detention basins to store the 100-year storm.

450 – Low impact development (LID): Currently, the Village is not receiving any credit for Low Impact Development requirements. The Village would get 100% of the credit if all new developments, including single-family homes, were required to use low-impact development techniques.

450 – Watershed master plan (WMP): The Village is not currently receiving credit for having watershed plan. The Village could update and revise its stormwater master plan to earn CRS credit for WMP if elements are added to the plan that include measures that protect natural floodplain functions, like preserving wetlands for storage and prohibiting alterations to existing natural channels. Such rules would help coastal, riparian and aquatic threatened and endangered species more than many of the other CRS elements.

Activity 540 (Drainage System Maintenance): At this time, the Village does not have any natural or man-made channels that are maintained by the Village, so it is unlikely that there can be any revisions made to the Village's procedures that will incorporate habitat friendly practices.

Contacting Relevant Agencies and Organizations

There are a number of state and federal agencies and private organizations that have goals and programs to protect threatened and endangered species and help them recover. The following could assist the Village to define appropriate activities and, possibly, help with their implementation.

U.S. Fish and Wildlife Service
Ecological Services Field Office (Florida)
Vero Beach Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909
verobeach@fws.gov

U.S. Fish and Wildlife Service
Peninsular Florida Fish and Wildlife
Conservation Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 469-4314
john_galvez@fws.gov

National Marine Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701
(727) 824-5301
Ron Salz: ron.salz@noaa.gov

Audubon Florida
State Office
4500 Biscayne Blvd., Ste 350
Miami, FL 33137
(305) 371-6399
flconservation@audubon.org

The Nature Conservancy
Florida Program
1035 S. Semoran Blvd. Suite 2-1021 B
Winter Park, FL 32792
(407) 682-3664
florida@tnc.org

Federal Emergency Management Agency
FEMA HEADQUARTERS
500 C Street, SW.
Washington, DC 20472
(202) 646-4622
Zane Hadzick: zane.hadzick@fema.dhs.gov

Florida Fish & Wildlife Conservation Commission - South Region
Dr. Thomas Reinert, Regional Director
8535 Northlake Boulevard
West Palm Beach, FL 33412
(561) 625-5122
tom.reinert@myfwc.som

Key Biscayne Citizen Scientist Project
240 Crandon Blvd, Suite 108,
Key Biscayne, FL 33149
(305) 361-2770
Info@KeyScience.org

Marjory Stoneman Douglas Biscayne Nature Center
Theodora Long, Executive Director
6767 Crandon Boulevard
Key Biscayne, FL 33149
(305) 361-6767
theodoralong@biscaynenaturecenter.org

Bill Baggs Cape Florida State Park
Elizabeth Golden, Biologist
1200 S. Crandon Blvd.
Key Biscayne FL 33149
(786) 582-2673
Elizabeth.golden@floridaDEP.gov

Florida Native Plant Society
Dade Chapter
6619 South Dixie Highway, #181
Miami FL 33143-7919
(305) 985-3677
dadefnps@gmail.com

Miami-Dade Office of Natural Resources Management
Overtown Transit Village North
701 NW 1st Court
Miami, FL 33136
(305) 372-6567
derm@miamidade.gov

Assessment Review Questions

The first 25 pages of this document were sent to the Assessment review agencies and non-profits by email, along with the following 5 questions. A general summary of the responses will be included once the replies have been received.

1. Are the lists of threatened and endangered species in the tables on page 3-7 appropriate and complete? Are there any species that should be moved from the first section of the table (to be included in floodplain planning efforts) to the next section of the table (and be excluded), or vice versa?
2. Are there any species listed that the community should not spend time on? And why?
3. For those species that deserve attention from the community, do you have additional information on their habitats and threats?
4. Are there any recovery actions that should be priorities to pursue?
5. Would you be able to assist us in implementing any priority projects?

Summary Results of Assessment Reviews

Summary of Responses Received. For complete responses please see Appendix B

The Village received responses from National Marine Fisheries Service (NMFS or NOAA Fisheries), Federal Emergency Management Agency (FEMA), Miami Dade County Division of Environmental Resources Management (DERM) and Florida Fish & Wildlife Commission (FWC).

A summary of the responses to each question is as follows:

1. **Are the lists of threatened and endangered species in the tables on page 3-7 appropriate and complete? Are there any species that should be moved from the first section of the table (to be included in floodplain planning efforts) to the next section of the table (and be excluded), or vice versa?**

   a) [NMFS, FEMA, DERM] The responding agencies agreed that Johnson's seagrass should be removed, as it has recently been de-listed. Although all sea grasses are still a vital part of coastal ecology, there is no longer a concern for this particular species.

   It is important to note that, even though Johnson's seagrass will not be included in the Action Plan, the same water quality, responsible boating, and sediment control actions

recommended to protect the listed and proposed coral species will also serve to protect the seagrass beds that are so vital for other local and listed species, such as the manatee.

b) [NMFS] The green sea turtle (Chelonia mydas) is recommended for inclusion. The North Atlantic Distinct Population Segment (DPS) of green sea turtle is listed as threatened under the ESA. The FSA does mention that green sea turtles often graze in the seagrass beds offshore of Bill Baggs Cape Florida State Park (p.16) however it was not listed in the tables.

c) [NMFS] Another sea turtle species that is not included in the tables but is recommended for inclusion is the Kemp's ridley (Lepidochelys kempii). Although the major nesting sites for this species are located in the Gulf of Mexico, this species' range includes the U.S. Atlantic coast, and occasional Kemp's ridley nesting has been documented from Florida through North Carolina.

d) [NMFS] A fish species that could be added to the Critical Habitat table is the Nassau grouper (Epinephelus striatus), which was listed under the ESA as threatened in 2016.

    i. These large fish are found in southern coastal Florida, the Florida Keys, Bermuda, the Yucatan, and the Caribbean, where they are associated with hard structures, such as coral reefs.

    ii. In October 2022, NMFS issued a proposed critical habitat rule for the Nassau grouper (87 FR 62930). Proposed critical habitat includes Florida Unit 1—Biscayne Bay/Key Largo, which is described as: All waters of Biscayne Bay (bounded on the north by the Rickenbacker Causeway), Card Sound (bounded on the south by Card Sound Road), and the Atlantic Ocean out to the coral reef and hardbottom in depths of about 20m between Stiltsville, south of Cape Florida, and Harry Harris Beach Park near the south end of Key Largo, excluding the Intracoastal Waterway

e) [DERM] Of the plant species recommended for inclusion in the assessment, the only species currently present on Key Biscayne is beach clustervine/beach jacquemontia (*Jacquemontia reclinata*).

    i. The occurrences of Blodgett's wild mercury/Blodget's silvebush (Argythamnia blodgetti) in Miami-Dade County are restricted to pine rockland and rockland hammock systems. However, in the near-by Monroe County large populations of A. blodgettii can be found within coastal berm and coastal rock barren habitats.

f) [DERM] A recommendation was made that rare plant species on the county and state lists be included. Despite absence from federal listings, many rare plant species have been extirpated from the island and should be protected wherever they are found and re-

introduced wherever possible. Some examples of good candidates [for inclusion in the Action Plan] are:

i. Biscayne Prickly Ash (Zanthoxylum coriaceum) - endangered in Florida, found on Key Biscayne

ii. Golden leather fern (Acrostichum aureum) – threatened in Florida, found in Miami-Dade County

iii. Porter's spurge (Chaemaesyce porteriana) - endangered in Florida, found in Miami-Dade County

iv. Florida prairieclover (Dalea floridana) endangered in Florida, has been documented on Key Biscayne; however, the species is listed as not present

2. Are there any species listed that the community should not spend time on? And why?

a) [DERM] American Chaffseed, which has not been vouchered in Miami-Dade County, is recommended for exclusion

b) [DERM, NMFS, FEMA] Johnson's Seagrass, which has been de-listed, is recommended for exclusion

3. For those species that deserve attention from the community, do you have additional information on their habitats and threats?

a) [DERM] Beach jacquemontia (Jacquemontia reclinata), Blodgett's silverbush (Argythamnia blodgettii), and Carter's mustard (Warea carteri) are all ecotone/transitional species and can be found in varying habitats close to the coast. Special attention should be given to beach jacquemontia and Blodgett's silverbush as they are both endemic to Florida. Furthermore, beach jacquemontia and Carter's mustard are both federally endangered; however, the latter has a much wider range beyond Florida.

b) [DERM] It is recommended that the assessment include further narrative on the extirpation of the Miami blue butterfly from Key Biscayne as it is one of the most significant extirpations in Miami-Dade County in the last few decades.

c) [DERM] It is recommended that the United States Fish and Wildlife Service is consulted for planning considerations pertaining to active sea turtle nesting areas.

d) [DERM] A good resource is the full county list of county, state and federally listed species, found in Appendix A and B of the County's Conservation element of the Comprehensive Development Master Plan.

e) [DERM, FEMA, NMFS] When available, USFWS and ESA Recovery Plans and species specific NMFS webpages should be reviewed for recommendations. The recovery plans contain

detailed information about habitats, threats, and possible recovery actions for individual species, but not all species have recovery plans. For the species with recovery plans, the recovery actions in these plans are a good starting place for developing a CRS Floodplain Species Plan for the Village of Key Biscayne.

4. Are there any recovery actions that should be priorities to pursue?

a) [DERM] It is recommended that any proposal for habitat enhancement include a plan for the eradication of invasive exotic plant species
b) [DERM] Recovery of species that have been extirpated from the island including planning re-introductions
c) [DERM] Implement and partner on sea turtle recovery
d) [FEMA] Actions that focus on water quality improvement could be most beneficial for multiple species.
e) [NMFS] The following recovery actions from the elkhorn and staghorn coral recovery plan are linked to several of the CRS creditable action you have identified in your FSA:
    i. Address sewage discharges throughout the species' ranges;
    ii. Develop and implement effective watershed/land use management plans for the protection of coral reefs;
    iii. Restore and maintain mangrove and seagrass ecosystem resources to buffer land-based influences; and
    iv. Reduce impacts from planned physical disturbances — no net loss from development projects.
f) [NMFS] Similarly, the Northwest Atlantic loggerhead DPS recovery plan includes the following recovery actions implementable at the local level:
    i. Ensure beach sand placement projects are conducted in a manner that accommodates loggerhead needs and does not degrade or eliminate nesting habitat (the plan lists 9 specific sub-actions under this action);
    ii. Maintain and acquire nesting beaches and adjacent uplands to be held in public trust;
    iii. Minimize effects of light pollution on hatchlings and nesting females; and
    iv. Facilitate recovery through public awareness, education, and information transfer.
g) [NMFS] While the Nassau grouper recovery outline identifies fishing as the major threat to this species, it also notes that the loss of nearshore habitat and changes in water quality could negatively impact survival and growth of local recruits which is also essential for recovery. Therefore, CRS elements under Activity 450 Stormwater Management would likely

benefit Nassau grouper recruitment by improving water quality in nearshore environments that support this species.

5. **Would you be able to assist the Village of Key Biscayne in implementing any priority projects?**

a) Miami-Dade DERM:

i. Projects seeking to implement natural shoreline protections may require regulatory authorizations from County, State, and federal agencies. It is highly recommended that early coordination with Miami-Dade County's RER-DERM be sought to determine site appropriateness and consistency with the Code of Miami-Dade County.

ii. The Environmentally Endangered Lands Program would like to assist with priority projects including providing collaboration initiatives regarding Miami Blue butterfly and other rare/endangered butterfly recovery on the island.

iii. DERM can provide technical assistance for habitat considerations that go along with beach renourishment projects and technical staff can provide plant lists for rare native plants that used to occur within the Village of Key Biscayne. Dune species selection is a critical enhancement that can improve biodiversity on the island. Please note that some rare species have to be contract grown two years in advance of a project.

b) FEMA:

i. It is unclear what role FEMA would play in implementing a Floodplain Species Plan.

c) FWC:

i. FWC staff are available to answer species specific technical questions, provide information on existing FWC conservation efforts and enforce state fish and wildlife laws.

d) NMFS:

i. NMFS would be willing to assist in some capacity with implementation of priority projects as part of a CRS credited Floodplain Species Plan for the Village of Key Biscayne. The amount of assistance available will depend on a number of factors including the timing of the request, the duration of the project implementation phase, the types of projects proposed, and the relevance of the proposed plan to NMFS work and expertise

Floodplain Species Plan

Introduction & Purpose

After receiving the input from the reviewing agencies and organizations, it was concluded that the Village should proceed to the next step and prepare a Floodplain Species Plan. This plan will identify possible action items the Village can implement to conserve and protect the species identified in the assessment. Each action item selected for implementation will then be included in the Action Plan and expanded to include details such as a responsible office and timeline.

Species of Focus

In this section, the species which have been identified by the Assessment as species which may benefit from mitigating actions are grouped into the following categories:

Birds

- Cape Sable seaside sparrow
- Everglade snail kite
- Bachman's warbler (=wood)
- Wood stork
- Eastern Black rail
- Red knot
- Piping Plover

Fish

- Smalltooth Sawfish
- Nassau Grouper

Reptiles

- Sea Turtles
  - Loggerhead sea turtle
  - Leatherback sea turtle
  - Hawksbill sea turtle
  - Green sea turtle
  - Kemp's ridley sea turtle
- Other Aquatic Reptiles
  - American crocodile
- Terrestrial Reptiles
  - Eastern indigo snake

Mammals

- Aquatic Mammals
  - West Indian Manatee
- Terrestrial Mammals
  - Florida bonneted bat

Coral

- Coral, rough cactus
- Coral, lobed star
- Coral, pillar
- Coral, boulder star
- Coral, mountainous star
- Coral, staghorn
- Coral, elkhorn

Plants

- Beach jacquemontia
- Blodgett's silverbush
- Carter's mustard
- Biscayne prickly-ash
- Golden Leather Fern
- Porter's Spurge
- Florida prairie-clover

Insects

- Miami Blue Butterfly

The assessment and its action plan recommendations focus on the common recovery actions shared by the threatened and endangered species in each group. The next section summarizes basic information about these groups, the threats they face, and the recommendations for preservation, conservation and recovery contained in the various species' recovery plans (if available) and other species-specific conservation literature.









Birds

Cape Sable seaside sparrow [1]

The Cape Sable seaside sparrow is an elusive bird with a body length of five inches and a wingspan of 5-8 inches. With a dark olive-gray colored back and light gray sides with dark olive streaks, the species is characterized by small patches of yellow feathers in front of their eyes and at the bend of their wings.

Inhabiting areas of the Everglades that are periodically burned and flooded, including inland prairies of cordgrass, muhly grass, and short sawgrass, these sparrows are currently found only in Everglades National Park and Big Cypress National Preserve in Dade and Monroe counties, where they eat mainly spiders, beetles, caterpillars, grasshoppers, grass, and sedge seeds. Although named after a portion of its original range, this species has not been seen in Cape Sable, Florida since the 1970's.

Everglade snail kite [2]

The Everglade snail kite (Rostrhamus sociabilis) is a wide-ranging New World raptor species found primarily in lowland freshwater marshes in tropical and subtropical America from Florida, Cuba, and Mexico south to Argentina and Peru In Florida, the original range of the snail kite was larger than at present. Historically, snail kites were known to nest in Crescent Lake and Lake Panasoffkee in north-central Florida and as far west as the Wakulla River, however the current distribution of the Everglade snail kite in Florida is now limited to central and southern portions of the State. The medium sized raptor can be recognized by its characteristic slender, decurved bill which is an adaptation for extracting the kite's primary prey, the apple snail

Snail kite habitat consists of freshwater marshes and the shallow vegetated edges of lakes (natural and man-made) where apple snails can be found. Snail kites require foraging areas that

are relatively clear of herbaceous or woody vegetation and open to visually search for apple snails. Suitable foraging habitat for the snail kite is typically a combination of low profile marsh with an areas of shallow, clear, calm, open water. Nearly continuous flooding of wetlands for longer than one year is needed to support apple snail populations that in turn sustain the snail kite.

Bachman's warbler (=wood) [3]

Bachman's warbler (Vermivora bachmanii) is the rarest songbird native to the U.S. Once the seventh most common migrant along the lower Suwannee River, it is now possibly extinct in the State. 1977 was the last time a Bachman's warbler was sighted in Florida.

Males have a gray nape, and a yellow chin and belly, with an olive upper section (tail, back, and wings), yellow forehead, and a black patch on their crown. Females differ with a gray patch on their crown and a pale olive back. Nests are constructed in heavy undergrowth with grass, leaves, and moss after the spring floods. The Bachman's wood warbler inhabits bottomland forests and swamps and had been known to winter in Florida's Monroe and Miami-Dade counties.

Wood Stork [4]

The Wood Stork is a large mostly white long-legged wading bird that uses a variety of freshwater and estuarine wetlands for nesting, feeding and roosting. Colony nesting sites must remain inundated throughout the nesting cycle to protect against predation and abandonment. The birds forage in shallow, open water. Major threats include loss of feeding habitat, water level manipulations affecting drainage, predation, loss of nesting trees and human disturbance.

Eastern Black Rail [5]

The Eastern Black Rail is "a small, secretive marsh bird" (FWS).[6] It can be found in salt, brackish, and freshwater marshes. It requires dense herbaceous vegetation to provide shelter and cover and areas for protected nest sites. It feeds on small aquatic and terrestrial invertebrates and seeds.

Red Knot [6]

The Red Knot is a sandpiper. It has one of the longest migrations of any bird. It breeds in the Canadian Arctic and migrates to the southern end of South America. Some come through Florida on their way and some overwinter in the state. They get their food on sandy beaches, sand flats, or mud flats, searching for hard shelled prey.

Piping Plover [7]

The Piping Plover is a small North American shorebird. The Florida residents typically spend the winters on the Gulf coast and the warmer months in their northern breeding grounds. During their stay in Florida, they are found at accreting ends of barrier islands, along sandy peninsulas, and near coastal inlets. Plovers appear to prefer sandflats adjacent to inlets or passes, mud flats along prograding spits, and over wash areas as foraging habitats.

Threats:

The wide, flat, sparsely vegetated barrier beaches preferred by the Piping Plover and Red Knot are an unstable habitat, dependent on natural forces for renewal and susceptible to degradation by development and shoreline stabilization efforts. Destruction of beach habitat by residential, resort, and seawall development constitutes irrevocable habitat loss for Piping Plovers and Red Knots. Other threats include beach activities, especially vehicle traffic, mechanized beach cleaning, and oil spills.

Degradation to the Everglades and coastal marshes from causes including development, agriculture, alteration in natural waterflow, encroachment of hardwoods into sawgrass prairies, and disturbance from human traffic are the primary threats to the survival and breeding success of the Cape Sable seaside sparrow and the Everglade snail kite. Similarly, the primary threat to the Eastern Black Rail is the loss and degradation of wetland habitat due to drainage, dredging, filling, impounding, mining, pollution, and loss of native vegetation due to invasion by non-native plant species.

A threat specific to the Everglades snail kite is avian vacuolar myelinopathy (AVM) (Factor C) which is a neurological disease that comes from direct or indirect consumption of neurotoxins produced by blue-green algae (cyanobacteria). Apple snails, the primary food of the snail kite, can accumulate the toxin at levels high enough to cause illness in the birds. Another threat specific to the snail kite is a decreasing population of the native Apple snails on which they feed, although increasing populations of non-native snails may be mitigating this threat.

Due to lack of recent sightings little is known about the threats facing the Bachman's wood warbler, although the destruction and degradation of suitable forest and wetland habitat would seem to pose a risk to the survival of any remaining populations, if any such populations still exist. Perhaps the greatest current threat to the species is its large historic breeding range and low population size making it difficult for breeding birds to locate suitable mates.

Other threats to each of these birds include sea level rise and tidal flooding, predation by cats, rats, native predators, and non-native predators, as well as human disturbance.

Recovery plans' recommendations: The individual recovery plans (or species specific sections of the South Florida Field Office Multi-Species Recovery Plan) for the Cape Sable seaside sparrow, Everglade snail kite, Wood stork, and Piping Plover all have two common objectives within the jurisdiction of a

local government. These are listed below. The Draft Recovery Plan for the Red Knot has similar recommendations. As a proposed listing, there is no recovery plan for the Eastern Black Rail, and as a likely extinct species there are no recovery actions identified for the Bachman's wood warbler but, given the similar threats to habitat from human activities, the actions listed below are appropriate for all of the bird species:

1. Manage habitat to maximize survival and productivity:
    a. Maintain natural coastal formation processes that perpetuate high quality breeding habitat
    b. Reduce disturbance from humans and pets
    c. Monitor and manage invasive vegetation throughout nonbreeding habitats, including replanting native vegetation.
    d. Preserve wetlands as managed open space and, if possible, restore or preserve natural water storage and drainage patterns
2. Develop and implement public information and education programs.

Managing habitat actions would be most important in the critical habitat along the Village beaches and in any marshy or wetland areas.

---

[1] References: FWS ECOS, *South Florida Field Office Multi-Species Recovery Plan*, FWS 1999, *Draft Amendment to the Recovery Plan for Cape Sable seaside sparrow (Ammodramus maritimus mirabilis)*, FWS, 2019, and Cape Sable Seaside Sparrow webpage managed by the Florida Fish and Wildlife Commission

[2] References: FWS ECOS, *South Florida Field Office Multi-Species Recovery Plan*, FWS 1999, *Amendment to the Recovery Plan for the Endangered Everglade Snail Kite (Rostrahamus sociabilis plumbeus)* FWS, 2019

[3] References: FWS ECOS, *South Florida Field Office Multi-Species Recovery Plan*, FWS 1999, and Bachman's Warbler webpage managed by the Florida Fish and Wildlife Commission

[4] References: FWS ECOS, Revised Recovery Plan for the U.S. Breeding Population of the Wood Stork, FWS, 1997.

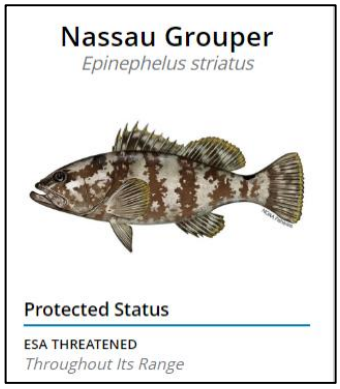
[5] References: FWS ECOS, *Species Status Assessment Report for the Eastern Black Rail*, FWS, June 2018, and Eastern black rail websites managed by the FWS' Southeast Region, NatureServe Explorer, and the Audubon Society.

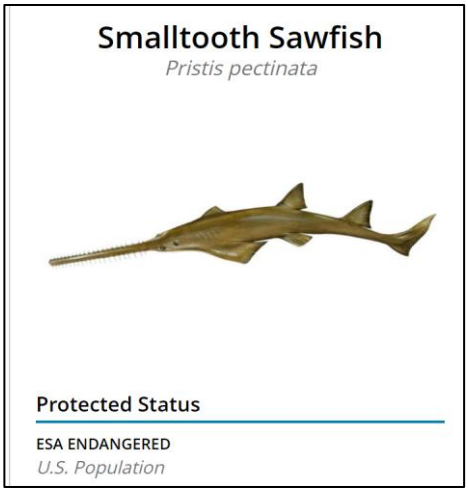
[6] References: FWS ECOS, *Draft Recovery Plan for the Rufa Red Knot (Calidris canutus rufa)*, FWS, 2021 (there is no recovery plan)

[7] References: FWS ECOS, *Piping Plover, Atlantic Coast Population, Revised Recovery Plan*, FWS, 1996, *Piping Plover 5-Year Review*, FWS, 2020. Information used for the Coastal Migration and Wintering Range.

[8] Images from: https://ipac.ecosphere.fws.gov/

Fish [9]





Smalltooth Sawfish [9, 10]

Although they are actually rays, sawfish appear to be more shark-like than ray-like, with only the trunk and especially the head ventrally flattened like a ray. All sawfish snouts are extended as a long, narrow, flattened, rostral blade with a series of transverse teeth along either edge. The rostrum has a saw-like appearance and hence the name of sawfish. Juvenile smalltooth sawfish generally inhabit the shallow coastal waters of bays, banks, estuaries, and river mouths, particularly shallow mud banks and mangrove habitats. Larger animals can be found in the same habitat but are also found offshore at depths up to at least 122 meters.

Threats: The primary reason for the decline of the smalltooth sawfish population has been bycatch in various commercial and recreational fisheries. The secondary reason for the decline of the smalltooth sawfish population is habitat loss and degradation. Other threats to the species include entanglement in marine debris, injury from saw removal, pollution, and disturbance of natural behavior by divers and other marine activities.

Life history characteristics are a limiting factor for the species' ability to recover. Sawfish are slow growing, late maturing, and produce small numbers of young; hence, recovery will take decades, even if all threats are effectively eliminated.

Recovery plan's recommendations: The Smalltooth sawfish recovery plan outlines three main objectives:

- minimize human interactions and associated injury and mortality
- protect and/or restore smalltooth sawfish habitats
- ensure smalltooth sawfish abundance increases substantially and the species reoccupies areas from which it had previously been extirpated

The recommended actions listed below are beyond the scope of the Village's jurisdiction:

- Prevent or reduce mortality of the species in fisheries to ensure their long-term viability.
- Monitor trade to ensure trade in sawfish and sawfish parts does not threaten the long-term viability of the population.
- Reduce threats from research efforts.
- Develop non-ESA protection measures and a post-delisting monitoring plan.

- Verify that nursery habitat of sufficient size and quality exists to enable the recovery of the species.
- Identify and protect the habitats (particularly mating and pupping areas) of adult smalltooth sawfish.
- Investigate the relationship (movements) between the U.S. DPS of smalltooth sawfish and populations in surrounding countries and coordinate conservation and recovery efforts to ensure U.S. smalltooth sawfish recovery efforts are not hindered.
- Determine that sufficient numbers of adult smalltooth sawfish exist to ensure recovery.
- Develop a spatially-structured PVA for the species to estimate extinction probabilities.
- Verify that sufficient numbers of juvenile smalltooth sawfish exist to ensure recovery and that sufficient nursery areas are occupied to protect against negative stochastic events.

Of all of the recommended action, only two are within the scope of actions the Village can take:

- Minimize the disruption of natural/historic freshwater flow regimes (including timing, quality, and quantity) and maintain or restore water quality
- Minimize interactions, injury, and mortality through outreach and education.

Nassau grouper [9, 11]

A rare fish in Florida, Nassau grouper are a long living sedentary reef-fish inhabiting waters from Bermuda to Florida and throughout the Caribbean. Both juveniles and adults prefer high-relief reefs and hardbottom habitats, however they generally occupy different depths at different life stages. Early juveniles can be found nearshore on both natural and artificial reef structures, coral clumps and seagrass beds. Juveniles are generally limited to shallower inshore areas, and larger adults are most often found in deeper waters and offshore reefs.

Threats: The primary reason for the decline of the Nassau grouper is overfishing and poaching. The secondary reason for the decline of the Nassau grouper population is coral reef habitat loss and degradation. Although ranked as a “low” risk to the species, loss of nearshore habitat and changes in water quality could negatively impact survival and growth of juveniles.

Nassau grouper are particularly vulnerable to over-exploitation because of their life cycles. They are long lived and take many years to reach sexual maturity making them vulnerable to fishing for many years before reproducing. Spawning aggregations also make adults an easy and highly predictable target for fisheries.

Recovery plan’s recommendations: The Nassau grouper recovery outline identifies two main objectives:

- Reducing the number of Nassau grouper taken by fishing

- protect and/or restore habitats necessary for successful recruitment of larvae (inshore) through the mature reef-dwelling adults (offshore)

Of all of the recommended action, only three activities are within the scope of actions the Village can take:

- Maintain or restore water inshore water quality
- Contribute to the health of offshore coral reefs by enforcing water quality and erosion control standards
- Encourage responsible fishing practices through outreach and education.

---

[9] Images and additional information: https://www.fisheries.noaa.gov/species/smalltooth-sawfish & https://www.fisheries.noaa.gov/species/nassau-grouper

[10] References: NMFS ECOS, *Recovery Plan for Smalltooth Sawfish (Pristis pectinata)*, NMFS & NOAA, 2009, and Florida Manatee websites managed by the Florida Fish & Wildlife Commission

[11] References: NMFS *ESA Recovery Outline for Nassau Grouper*, NMFS & NOAA, 2019

Reptiles







Sea Turtles

Five of the world's seven species of sea turtles can be found along the coast of Key Biscayne. Of those, three (Loggerhead, Hawksbill and Leatherback) were originally identified in the Floodplain Species Assessment as species to be addressed in this Action plan. Two additional species, the Green and Kemp's ridley sea turtles, were added upon the recommendation of expert reviews. Because they live similar lives and face similar threats, efforts undertaken to protect one type of turtle will also most likely serve to benefit the other types of turtles.

Their feeding grounds vary, but are all in the ocean, such as pastures of sea grass and coral reefs. All of the species come ashore to lay their eggs on beaches in Mexico, Texas, Florida, or the Caribbean.

Hawksbill Sea Turtles [12]

Found in tropical and subtropical seas of the Atlantic, Pacific, and Indian oceans and widely distributed in the Caribbean Sea and western Atlantic Ocean, adult Hawksbills are known to feed principally on sponges associated with coral reefs. Individual turtles in several life stages occur regularly in southern Florida.

In contrast to green turtles and loggerhead turtles which nest by the thousands or tens of thousands at concentrated sites, hawksbills typically nest at low densities of a few dozen to a few hundred individuals. Within the continental United States, nesting is restricted to the southeastern coast of Florida (Volusia through Miami-Dade counties) and the Florida Keys (Monroe County). Nesting hawksbills have been recorded on Soldier Key, a small, mangrove fringed islet in Biscayne Bay. The number of known nests each year in Florida between 1979 and 1990 (FDEP, Statewide Nesting Survey Data Base) varied from zero to two.

Leatherback Sea Turtles [13]

The leatherback is the largest living turtle. Adult leatherbacks are highly migratory and believed to be the most oceanic of all sea turtles, some swimming over 10000 miles a year between nesting and foraging grounds. Leatherbacks feed primarily on jellyfish, siphonophores, and salp.

In the United States and wider Caribbean, nesting commences in March (a very few nests are laid in February) and continues into July. In Florida, 38 to 125 leatherback nests were reported to State authorities annually during the period 1981 to 1990, of which only about 0 to 5 per year were located in Miami-Dade County

Loggerhead Sea Turtles [14]

South Florida is one of only two locations in the world hosting nesting aggregations of greater than 10,000 female loggerhead turtles. Six Florida counties (Brevard, Indian River, St. Lucie, Martin, Palm Beach, and Broward counties), located along the Florida coast just north of Miami-Dade County, account for about 80% of loggerhead nesting in the southeast. Adult loggerheads can make considerable migrations between foraging areas and nesting beaches. Shallow water habitats with large expanses of open ocean access, such as Florida Bay, provide year-round foraging areas for adult loggerheads. Juveniles are known to frequent more enclosed, shallow water estuarine habitats with limited ocean access.

Adult loggerheads are primarily carnivorous, although they do ingest some vegetation. Loggerheads consume primarily sea jellies, hydroids and salps, but also ingest a range of invertebrates and crustaceans such as snails, barnacles and crabs.

The highest priority threats to the Loggerhead Sea Turtle include bottom trawl, pelagic longline, demersal longline, and demersal large mesh gillnet fisheries; legal and illegal harvest; vessel strikes; beach armoring; beach erosion; marine debris ingestion; oil pollution; light pollution; and predation by native and exotic species.

Green Sea Turtles [15]

As the largest the largest hard-shelled sea turtle, the green sea turtle can grow to about 4 feet long and a weigh up to 440 pounds. It has a variable colored heart-shaped shell, small head, and single-clawed flippers. As juveniles, Green turtles are omnivorous foragers. Unlike other sea turtles, adult Green sea turtles are herbivores that feed on both seagrasses and algae.

Green turtles live in the coastal areas of more than 140 countries and nest along the beaches of over 80 countries. Breeding populations in Florida are listed by the NMFS as endangered. All other populations are listed as threatened. In the US, primary nesting beaches occur along the east coast of Florida from south Florida to central Florida. Approximately 350-2,300 nests are observed annually.

Historically, green turtles were exploited for their fat, meat and eggs, and over hunting threatened the global population. Many countries, including the United States, prohibit the killing of sea turtles and collection of their eggs. However, in some areas, the killing of green turtles for their meat or to supply shells to the wildlife trafficking trade remains a threat to their recovery. Currently, bycatch in commercial and recreational fishing gear, vessel strikes, loss of nesting habitat from coastal development, and climate change are the biggest threats facing green turtles.



Pollution, coastal development and associated changes in land utilization have led to severe degradation of habitat through contamination, loss of suitable nesting habitat, and/or loss of food sources in estuarine and marine waters. Declines in water quality resulting from industrial pollution, channel dredging and maintenance, harbor activities, farm runoff, sewage disposal, etc., have rendered large water bodies marginally habitable.

Kemp's Ridley Sea Turtles [16]



Named in 1906, after Richard Kemp, a fisherman from Key West, Kemp's ridley sea turtles are the smallest sea turtle in the world. Adults are generally a grayish-green color on top with a pale, yellowish bottom shell with a triangular-shaped head with a slightly hooked beak. The top shell carapace is often circular. Each of the front flippers has one claw while the back flippers may have one or two.

Juvenile turtles drift throughout the Gulf, around Florida, and into the Atlantic Ocean on floating clumps of Sargassum algae for the first 2 years, before returning to shallow inshore coastal waters where the adults scavenge on crabs and discarded bycatch.

Females leave breeding and nesting areas and migrate to foraging areas ranging from the Yucatán Peninsula to southern Florida to the north-central Gulf of Mexico and then return to participate in mass nesting events with other female Kemp's ridley turtles. This arribada nesting results in hatching events comprised of large numbers of hatchlings all emerging at the same time.

Listed as endangered under the Endangered Species Act, the species was once abundant in the Gulf of Mexico before the population plunged to a record low in 1985. Ninety-five percent of worldwide Kemp's ridley nesting occurs in the state of Tamaulipas, Mexico on beaches along the western coast of the gulf of Mexico, however, occasional nests have been observed in North Carolina, South Carolina, Georgia, Florida, and Alabama.

Historically, the quantity and predictability of nesting females meant mass egg collection for human consumption was a significant problem, but this threat has been diminished by the protection of nests and turtles in both Mexico and the United States. Currently, bycatch in commercial and recreational fishing gear, vessel strikes, loss of nesting habitat from coastal development, ocean pollution/ marine debris and climate change are the biggest threats facing green turtles. Predation of hatchlings by both native and non-native predators during mass hatching events is also a notable threat.

All of the listed sea turtles with possible range within or adjacent to the Village of Key Biscayne face common threats and can be protected by similar recovery actions. The most relevant of those have been summarized below.

Threats:

The threats that the Village can address are primarily threats on nesting beaches:

- Beach cleaning, human presence, vehicles on the beach
- Beach erosion, beach nourishment, beach armoring, energy development, dredging, sand mining
- Artificial lighting on nesting beaches
- Exotic dune and beach vegetation

Additional threats to the marine environment include:

- Pollution, oil spills, toxins, diseases, sedimentation on coral reefs
- Entanglement at sea, ingestion of marine debris, collisions with boats, trawling and other commercial fishing practices using nets

Recovery plans' recommendations: The recovery plans for the three turtle species identified in the Floodplain Species Assessment have similar recommendations. These are the ones appropriate for the Village of Key Biscayne, where nesting beaches are located near populated areas.

1. Educate the public
    a. Develop and implement a communication campaign in various media
    b. Include messages on boating and fishing practices at public access points
    c. Maintain websites with comprehensive information
    d. Develop an educational curriculum for students and the public
2. Regulate adverse development practices, such as beach nourishment and shoreline armoring
3. Inventory, mark and protect nest sites
    a. Conduct beach surveys in the mornings during nesting season and mark off nest areas so they can be easily seen and avoided by property owners, the public and staff
    b. When appropriate, use caging or other methods to protect the nests from predation
    c. Have staff attend training workshops to reinforce standardized methods for marking and inventorying nests
4. Enforce ordinances and building codes that protect nesting beaches from light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings
5. Reduce the transfer of pollution, particularly plastic waste, from the land into the sea by conducting regular beach cleaning activities according to FDEP and FFWCC beach cleaning permit requirements developed to reduce the effects of beach cleaning on nesting beaches
6. Maintain public beaches according to best practices that reduce light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings
7. Incorporate native vegetation into beach landscaping projects and reduce or remove non-native vegetation
8. Monitor and improve the quality of stormwater runoff

---

[12] References: FWS ECOS, *Recovery Plan for the Hawksbill Turtle in the U.S. Caribbean, Atlantic and Gulf of Mexico*, NMFS & FWS, 1993

[13] References: FWS ECOS, *Recovery Plan for Leatherback Turtles in the U.S. Caribbean, Atlantic, and Gulf of Mexico*, NMFS & FWS, 1992

[14] References: FWS ECOS, *Recovery Plan for the Northwest Atlantic Population of the Loggerhead Sea Turtle (Caretta caretta)*; Second Revision, NMFS & FWS, 1991

[15] References: FWS ECOS, *Recovery Plan for the U.S. Population of Atlantic Green Turtle (Chelonia mydas)*; NMFS & FWS, 1991, and Green Sea Turtle webpages maintained by the NMFS & USFWS

[16] References: FWS ECOS, *Bi-National Recovery Plan for the Kemp's Ridley Sea Turtle (Lepidochelys kempii)*; Second Revision, NMFS & FWS, 2011, and Kemp's Ridley webpages maintained by the NMFS & USFWS

[8] Images from: https://ipac.ecosphere.fws.gov/



American Crocodile [17]

A large greyish green reptile similar in appearance to an American Alligator, the American Crocodile is found primarily in saltwater mangrove swamps and along calm mangrove-lined bays, creeks, and inland swamps, American crocodiles once occurred along the Florida coast from Lake Worth in Palm Beach County, through the Florida Keys and all the way up to Tampa Bay on the west coast. Currently, in the U.S., the American crocodile now only exists in extreme South Florida, including coastal areas of Miami-Dade, Monroe, Collier, and Lee counties. Crocodiles have been observed In Biscayne Bay and on Key Biscayne, as far north as Crandon Park, Bill Baggs Cape Florida SRA, and Snapper Creek. A few isolated crocodiles still survive even further north along the entire length of Biscayne Bay and in the few remaining mangrove habitats of Broward County.

The American crocodile is typically nocturnal. Between dusk and dawn, crocodiles forage on whatever animals they can catch. Juveniles typically eat fish, crabs, snakes, and other small invertebrates, while adults eat fish, crabs, snakes, turtles, birds, and small mammals.

Although adult American crocodiles have a high salt tolerance, juveniles require a lower salinity level and can be adversely affected by reduction of freshwater flows or relatively sudden spikes in salinity. With rainfall being the main source of freshwater on islands, during dry periods, island hatchlings without access to enough freshwater often cannot gain sufficient mass to survive the winter months

Threats:

Currently, the main threats to the American crocodile are:

- habitat loss due to development in coastal areas
- habitat loss due to rising sea levels
- habitat degradation due to encroachment of non-native vegetation
- competition and predation from exotic animal species
- reduction in freshwater flowing into nesting habitat caused by natural droughts and/or manmade changes to natural water flows

- human-crocodile conflict caused by both the encroachment of coastal development on natural crocodile habitat and the installation of landscaping and waterbodies that serve as an attractive artificial habitat

Rising sea levels threaten to inundate coastal areas that make up critical crocodile nesting habitat. The ability of the species to re-locate to newly created coastal areas will depend largely on those areas being undeveloped and/or preserved in a natural state.

Two non-native reptile species, the Burmese python and the Argentine black and white tegu now established in south Florida, represent a threat to the survival of the American crocodile. Both of these species have been sighted in crocodile territory, are capable of killing young crocodiles, destroying nests, consuming eggs, and competing for resources such as nesting sites and prey.

However, the main threat currently facing the species is habitat destruction and degradation from urban development in previously natural areas. This includes the threat faced by vehicular traffic as well as the threat posed by the interaction of crocodiles with pets, frightened people, and domestic animals.

Recovery plans' recommendations:

The Village can consider taking the following steps recommend in the Recovery Plan:

1. Manage coastal wetlands and natural habitat to maximize survival and productivity:
    a. Maintain natural open spaces that provide habitat for foraging, basking and nesting
    b. Reduce disturbance from humans and pets
    c. Monitor and manage invasive vegetation in habitats, including replanting native vegetation.
    d. Preserve wetlands as managed open space and, if possible, restore or preserve natural water storage and drainage patterns
2. Monitor and improve the quality of stormwater runoff
3. Monitor and control exotic animals that pose a threat to the viability of the American crocodiles in Florida
4. Develop and implement public information and education programs, especially those that are aimed at mitigating human-crocodile conflict.
    a. As an example, see the Florida Fish & Wildlife "Living with American Crocodiles" brochure: https://myfwc.com/media/1849/livingwithcrocodiles.pdf
5. Reduce roadway mortality by:
    a. Alerting motorists with crocodile crossing signs on roads where repeated collisions between automobiles and American crocodiles have occurred
    b. installing box culverts to allow safe roadway crossings

Eastern Indigo Snake [18]



The Eastern indigo snake, a bluish-black colored snake with a red, brown, white, or black throat can grow up to eight feet long. The Eastern indigo snake is notoriously non-aggressive making it an appealing specimen for the pet trade.

Eastern indigo snakes inhabit pine flatwoods, hardwood forests, and the outskirts of cypress swamps. Found in Florida and Georgia, the Eastern indigo snake feeds on prey including small mammals, birds, eggs, amphibians and smaller reptiles including venomous snakes.

Indigo snakes breed from November to April and nest during the summer. Yearly or bi-yearly, females lay 4-12 eggs which require a 90 day incubation period. Females often lay their eggs in gopher tortoise burrows found in well drained sand hills and pine uplands.

Threats:

Historically, the main threats to eastern indigos have been:

- habitat loss,
- overcollection for the pet trade,
- various methods used to catch and kill rattlesnakes

However, the main threat currently facing the species is habitat destruction and degradation from urban development in previously natural areas. This includes the threat faced by snakes crossing busy roadways as well as the threat posed by the interaction of these snakes with pets, frightened people and domestic animals.

Recovery plans' recommendations: Although individual Eastern indigo snakes have been sighted on the Florida peninsula (as near as Homestead, which is in Miami-Dade County, just southwest of Key Biscayne), it is unlikely that the Village, which is just less than 820 acres, hosts enough habitat for a snake requiring such a large range. According to the FWS, habitat patches needed to support an eastern indigo snake population would need to range from 5,000 to over 20,000 acres.

However, the Village can still take the following steps recommend in the Recovery Plan:

6. Manage habitat to maximize survival and productivity:
    a. Maintain natural open spaces that provide suitable habitat
    b. Reduce disturbance from humans and pets
    c. Monitor and manage invasive vegetation in habitats, including replanting native vegetation.
    d. Preserve wetlands as managed open space and, if possible, restore or preserve natural water storage and drainage patterns

7. Develop and implement public information and education programs.

---

[17] References: FWS ECOS, *Recovery Plan for the Distinct Segment of the American Crocodile (Crocodylus acutus) in Florida*, NMFS & FWS, 2019, *South Florida Field Office Multi-Species Recovery Plan,* FWS 1999, and American crocodile website managed by the Florida Fish & Wildlife Commission

[18] References: FWS ECOS, *Recovery Plan for the Eastern Indigo Snake*, NMFS & FWS, 2019, and Eastern indigo snake websites managed by the Florida Fish & Wildlife Commission

[8] Images from: https://ipac.ecosphere.fws.gov/

Mammals

West Indian Manatee [19]



The Florida Manatee subspecies of the West Indian Manatee can be found in Florida's coastal waters, mainly in the summer. They have large, seal-shaped bodies with paired flippers and a round, paddle-shaped tail. They are typically grey in color. They are found in marine, estuarine, and freshwater environments.

Manatees are herbivores that feed opportunistically on a wide variety of marine, estuarine, and freshwater plants, including submerged, floating, and emergent vegetation.

Threats: The most significant problem presently faced by manatees is death or serious injury from boat strikes. The second largest source of human-related manatee death is due to entrapment in water control structures and navigational locks. The availability of warmwater refuges for manatees is uncertain if minimum flows and levels are not established for the natural springs on which many manatees depend, and as deregulation of the power industry occurs. Consequences of an increasing human population and intensive coastal development are long-term threats to the Florida Manatee.

Additionally, since 2020, Florida Fish & Wildlife along with the USFWS have been responding to reports of sick and dying manatees throughout Florida, triggering a declaration of an Unusual Mortality Event (UME). Environmental conditions in portions of the Indian River Lagoon remain a concern. Researchers attributed this UME to starvation due to the lack of seagrasses in the Indian River Lagoon. In recent years, poor water quality in the Lagoon led to harmful algal blooms and widespread seagrass loss.

Recovery plan's recommendations: The Florida Manatee Recovery Plan identifies four overall objectives and a series of actions under each objective. Some of the actions are not in the Village's jurisdiction. Those that the Village can implement are checked.

1. Minimize causes of manatee disturbance, harassment, injury, and mortality.
    a. ✓ Regulate coastal construction actions to minimize harm
    b. Monitor and police watercraft in protection zones
    c. ✓ Post and maintain signs
    d. Install and maintain protection technology at water control structures, locks, etc., where manatees are at risk and monitor success
    e. Enforce regulations prohibiting harassment
2. Determine and monitor the status of manatee populations
3. Protect, identify, evaluate, and monitor manatee habitats
    a. Establish, acquire, manage, and monitor regional protected area networks and manatee habitat
    b. ✓Protect existing, and promote re-establishment of, seagrass and freshwater submerged plant communities with regulatory standards for construction projects in water

1. Facilitate manatee recovery through public awareness and education
    a. ✓Identify target audiences and key locations for outreach
    b. ✓ Develop, evaluate, and update public education and outreach programs and materials

Florida Bonneted Bat [20]



The Florida bonneted bat is a large fast-flying bat, known to dwell in large social groups that frequently roost in pine and palm trees through the southern half of Florida. Residing mainly in Polk, Charlotte, Lee, Collier, Mainland Monroe and Miami-Dade counties, the bat relies heavily on wetlands, open water and other natural habitats, but has also been known to reside in residential and urban areas where natural habitat has been replaced with human development.

Threats: The most significant threats involve the loss, degradation, and modification of habitat as well as the resulting wildlife-human conflict. The bat's life cycle and ecological needs, as well as reduced and segmented population make it especially vulnerable to these threats.

Recovery plan's recommendations: There is not yet a Recovery Plan for the Florida Bonneted Bat. The recovery outline indicates that the planning process is first focused on conducting population surveys and further assessing threats. Of the few recovery actions recommended, most are focused on:

- conducting population surveys and mapping data

- preserving habitat (once surveys are conducted to better identify currently occupied habitat and understand the characteristics of ideal habitat conditions for foraging and roosting)
- mitigating human bat conflicts through education and outreach
- improving nuisance animal response procedures

Of the recommended actions, the only one within Village jurisdiction is:

1. Facilitate conservation and recovery through public awareness and education

---

[19] References: FWS ECOS, *Florida Manatee Recovery Plan Third Edition*, FWS, 2001, and Florida Manatee websites managed by the Florida Fish & Wildlife Commission

[20] References: FWS ECOS, *Recovery Outline for Florida Bonneted Bat (Eumops floridanus),* FWS, 2018

[8] Images from: https://ipac.ecosphere.fws.gov/

Coral



Staghorn Coral *(Acropora cervicornis)*



Elkhorn coral *(A. palmata)*

Elkhorn and staghorn corals [21]

Elkhorn and staghorn corals were once the most abundant and often the most important species on Atlantic/Caribbean coral reefs in terms of building reef structure. Both elkhorn and staghorn corals underwent precipitous declines in abundance throughout their ranges in the 1970s and 1980s. Data suggest the decline in Atlantic/Caribbean elkhorn and staghorn coral abundances is primarily the result of disease.

Pillar coral [22]

Pillar coral, *Dendrogyra cylindrus*, occurs throughout the Caribbean and off the southeast coast of Florida. Rarely found in aggregations, it is uncommon and appears as scattered, isolated colonies, The low abundance and infrequent encounter rate make it difficult to determine population trends.

Rough cactus coral [22]

Rough cactus coral, *Mycetophyllia ferox*, occurs in southeast Florida and throughout the greater Caribbean. It is one of the least common coral species observed in monitoring studies. Low encounter rate and percent cover make it difficult to discern population trends from monitoring data. Available data indicate M. ferox has experienced significant declines in Florida.

Star corals [22]

The star corals in the *Orbicella* species complex historically dominated coral reefs throughout the Caribbean both by abundance and cover. They formed dense assemblages of large, hundreds-of-years old colonies interspersed with few small colonies. Over the last twenty years, major declines between 50 to 95 percent have been reported in many locations; a few locations report stable or increasing coverage. Since the 1980's decline of *Acropora spp*., total coral cover decline in the Caribbean has been associated with the decline of the star corals. Star corals *(Orbicella spp.)* have slow growth rates, late reproductive maturity, and low recruitment rates. Colonies can grow very large and live for centuries. These large colonies of star corals have been able to maintain populations over time, but recent population declines, and partial colony mortality is resulting in smaller colonies with less reproductive output and even lower replenishment potential.

Threats: The threats to these coral species are generally the same threats affecting coral reefs throughout the world (climate change impacts, fishing impacts, and land-based sources of pollution impacts). Although disease was the primary cause of initial decline, other threats such as elevated seawater temperatures and ocean acidification are credible and potentially significant impediments to recovery of these species.

The main threats to these species at this time are:

- disease,
- increasing temperature,
- depensatory population effects,
- loss of recruitment habitat suitable for the formation of new colonies,
- sedimentation,
- anthropogenic abrasion and breakage,
- predation,
- inadequacy of existing regulations,
- natural abrasion and breakage,
- ocean acidification,
- excess nutrients and contaminants

Recovery plans' recommendations: The Recovery Plan for the Staghorn coral and Elkhorn coral contains an extensive list of recovery actions, of which only two are feasible for local government

having no jurisdiction over the open water habitats of the coral. There is no recovery plan for the remaining 5 coral species, however, given the similar water quality threats for all of the coral species, the actions listed below, would benefit all of the listed coral species:

1. Monitor and improve the quality of stormwater runoff
2. Enforce erosion control measures to prevent excess sediment from entering waterways

---

[21] References: NMFS, *Recovery Plan for Elkhorn Coral (Acropora palmata) and Staghorn Coral (A. cervicornis)*, NMFS & NOAA, March 2015

[22] References: NMFS, *Recovery Outline Pillar Coral, Rough Cactus Coral, Lobed Star Coral, Mountainous Star Coral, BoulderStar Coral*, NMFS & NOAA 2014 (there is no recovery plan)

[23] Images from: https://repository.library.noaa.gov/view/noaa/8950

Insects

Miami Blue Butterfly [24]



Bright blue on the back with a gray underside, the Miami blue butterfly is a small butterfly that has a length of 0.4-0.5 inches. Recent populations of Miami blue butterflies are known to have fed primarily on three plant species: balloonvine (Cardiospermum spp.), gray nickerbean (Caesalpinia bonduc), and blackbead (Pithecellobium spp.). The butterflies lay eggs on the host plants' flowers, flower buds, and terminal growth.

The Miami blue butterfly inhabits tropical hardwood hammocks, tropical pine rocklands, and beachside scrub in Florida. Although once common throughout much of mainland Florida, the species disappeared in the 1980s (possibly due to booming coastal construction) and was thought to be extinct. In 1999, a population was discovered in Bahia Honda State Park, only to be extirpated in 2010. Fortunately, in 2006, additional populations of Miami blues were discovered in Key West National Wildlife Refuge, and these are the focus of current surveys and conservation action.

Due to their appetite for gray nickernbean, the primary host plant for the Miami blue butterfly, the invasive green iguana is believed to be responsible (at least in part) for the 2010 loss of the Miami blue butterfly population in Bahia Honda State Park [25]. Without the nickerbean plants, the butterflies struggled to find food and lacked suitable flowers on which to lay eggs.

According to experts at the Miami-Dade Division of Environmental Resources Management (DERM), it is not clear what caused the Miami blue to disappear from large conservation lands that it formerly occupied, including Everglades and Biscayne National Parks, but the extirpation of the Miami blue

butterfly from Key Biscayne as it is one of the most significant extirpations in Miami-Dade County in the last few decades.

Threats: The State Management Plan for the Miami blue lists four present threats:

- habitat loss and degradation
- habitat fragmentation and group isolation
- mortality
- predation and competition from invasive species (including destruction of host vegetation by green iguanas)

Additional threats include hurricanes and other climate events such as cold snaps, as well as pesticide use, illegal collection, genetic bottlenecking and displacement of host plants.
UF researchers also found that, in the absence of the protection afforded from a mutualistic relationship with Florida carpenter ants, the Miami blue caterpillar populations suffered more significant losses due to predation [26]. This may indicate that a review of problems affecting the local ant populations, such as pesticide use or competition from invasive ant colonies, could benefit Miami blue conservation efforts.

Recovery plan's recommendations: There is not yet a Recovery Plan for the Florida blue butterfly. The recovery outline indicates that the planning process is first focused on conducting population surveys and further assessing threats. Attempts to re-introduce the butterfly to areas of historic range have so far been unsuccessful, so any possibility of recovery depends on the ability to protect and expand the few existing populations. Of the recovery actions recommended, most are focused on:

- conducting population surveys and developing data monitoring programs
- studying historical population collapses and identifying causes
- developing emergency protocols to capture, protect and release specimens in the event of a climate event such as a hurricane
- preserving habitat (once surveys are conducted to identify current populations and understand the characteristics of ideal habitat conditions and host plants)
- developing a captive breeding and release program
- Evaluating the impact of invasive species such as iguanas and fire ants
- developing no-spray zones around existing and potential populations in cooperation with mosquito control districts

Of the recommended actions, the only ones within Village jurisdiction are:

2. remove or reduce non-native vegetation wherever possible
3. remover or reduce non-native invasive animal species such as the green iguana
4. limit the use of pesticides and herbicides wherever such use may adversely affect the habitat and host plants of the Miami blue butterfly

[24] References: FWS ECOS, *Recovery Outline for Miami Blue Butterfly (Cyclargus thomasi bethunebakeri),* FWS, 2012, and *Miami Blue Butterfly Management Plan*, FFWC 2010, and Miami Blue Butterfly website managed by the Florida Fish & Wildlife Commission

[25] UF IFAS Green Iguana Blog post, August 2021: https://blogs.ifas.ufl.edu/edis/2021/08/08/green-iguanas-the-changing-landscape/#:~:text=Miami%20blue%20butterflies%20live%20only,also%20partial%20to%20gray%20nickerbean.

[26] Daytona Beach News-Journal Article *Miami blue butterfly was fluttering toward extinction. Then scientists showed up*, February 2019: https://www.news-journalonline.com/story/news/environment/2019/02/03/miami-blue-butterfly-was-fluttering-toward-extinction-then-scientists-showed-up/6124130007/

Plants

Beach jacquemontia [27]

Beach jacquemontia (also known as beach clustervine) is currently listed as "endangered". *Jacquemontia reclinata* is a perennial vine with white to light pink flowers. This plant requires open areas that are typically found on the crest and lee sides of stable dunes but may also invade and restabilize maritime hammock or coastal strand communities that have been disturbed by tropical storms, hurricanes, and possibly fire, spreading from rootstock centered under adjacent shrubs. At Crandon Park, adjacent to the norther edge of the Village of Key Biscayn, J. reclinata exists on dune faces at the edge of shrubby hammocks. Although native to coastal barrier islands in southeast Florida from Biscayne Bay in Dade County northward to Palm Beach County, it is no longer found north of Jupiter Inlet.

Dade County has successfully re-established a thriving population of J. reclinata plants at Bill Baggs Cape Florida SRA, just south of the Village on Key Biscayne, that have recently shown the first signs of natural recruitment of new plants.

Blodgett's silverbush [28]

Blodgett's silverbush (Argythamnia blodgettii) also known as Blodgett's wild mercury is an erect medium-sized herb growing up to 2 feet tall that is currently listed as "threatened" with no recovery plan. Native to pine rocklands, rockland hammock clearings, and coastal berm, the primary habitats are currently limited to Miami-Dade and Monroe Counties.



Beach jacquemontia. Original photograph by Steve Shirah



Carter's mustard. Original photograph by Betty Wargo



Blodgett's silverbush. Original photograph by Jennifer Possle



Florida Prairie-clover. Original photograph by Gary Knight



Porter's spurge. Original photograph by Kim Allexander



Biscayne prickly-ash. Original photograph by Gil Nelson

Carter's mustard [27]

Carter's mustard is currently listed as “endangered”. Warea carteri is a fire-dependent annual herb occurring in xeric, sandy, shrub-dominated habitats mainly on the Lake Wales Ridge of central Florida. One occurrence of W. carteri was known from coastal scrub in Brevard County on Florida’s Atlantic coast but it’s status there is currently unconfirmed. The species occurred historically in the Miami metropolitan area, and other sandy areas of Miami-Dade County, but is no longer known to exist in the County.

Biscayne Prickly-Ash [29]

Biscayne Prickly-Ash (Zanthoxylum coriaceum), a small tree growing up to 20 feet tall with thorny branches, a knobby trunk, and prickly aromatic leaves, is endangered in Florida and is found on Key Biscayne. The Biscayne prickly-ash, along with the closely related, and also endangered, yellow-wood tree, are native to the tropical coastal hammocks of South Florida. In the U.S., the yellow-wood tree is now found only in near-by Monroe County, while the Biscayne prickly-ash is found in both Broward and Miami-Dade Counties. Recommended recovery and conservation actions for both trees include limiting the clearing and development of coastal and tropical hammocks, removing non-native invasive plants and protecting/ re-introducing plants in conservation areas.

Golden leather fern [29]

Golden leather fern (Acrostichum aureum) is an herbaceous and rare fern native to Florida’s tropical tidal swamps, salt marshes and mangroves. This species is listed as threatened in Florida and is found in coastal Miami-Dade County.

Because this plant is so rare, there is very little information available about threats and possible recovery actions. It is assumed that, for the conservation of this species, preventing development and degradation of the tidal swamp and salt marsh habitats on which it depends would be a high priority.

Porter’s spurge [29]

Porter’s spurge (Chaemaesyce porteriana), a small, waxy, smooth and hairless perennial herb with oval leaves, is endangered in Florida. Endemic to the Florida Keys and portions of Miami-Dade County, this plant prefers higher elevations within island tidal rock barrens and is occasionally found along the outskirts and sunnier open areas of low rockland hammocks as well as marl prairie flatlands. Threats include habitat loss to development, fire suppression, agriculture, and competition with invasive exotic plants. Recommended recovery actions include the prescribed burning of pine rockland and marl prairie every 3 – 7 years, preservation

of natural hydrology, exclusion of heavy traffic and off-road-vehicles, eradication of invasive exotic plants and the regulation of coastal development.

Florida prairie-clover [29]

Florida prairie-clover (Dalea floridana), a woody-stemmed shrub with red velvety branches and oval leaves, is listed as endangered in Florida and listed by the USFWS as federally endangered. Found mainly in pine rocklands, along the edges of rockland hammocks, and in coastal uplands, this plant is endemic to Florida. However, it's current range has been reduced to only five confirmed populations hosting less than 1000 plants. The plant has been documented on Key Biscayne; however, the species is currently listed as not present on the island. The same recovery actions identified for Porter's spurge (conducting prescribed burns, limiting traffic and eradicating non-native vegetation), are also recommended for the Florida prairie-clover. Identification of existing but previously unidentified populations and re-introduction to historic sites are also recommended activities.

Threats: The primary threat to the previously listed plant species is habitat loss fragmentation, and degradation caused by increased human populations. Additional threats include fire suppression, mowing, vehicular traffic and competition from nonnative species.

Threats to the Beach jacquemontia primarily included habitat destruction associated with development and beach erosion. The vast majority of beach coastal strand and maritime hammock habitat, on which this species depends, has been destroyed by residential and commercial construction. Even within publicly owned and maintained spaces, parking lots, pedestrian routes, picnic areas, and other 'recreational use' modifications have further degraded the available habitat. Beach erosion is also a significant threat that is often exacerbated by hurricanes and sea level rise. Additionally, over long periods of time without fire, naturally open areas can become dense thickets taken over by tall hardwood trees that deny understory native plants the sunlight and space they need to thrive.

Similarly to the Beach jacquemontia, the primary threats to W. carteri are habitat loss to agriculture and residential developments, as well as long-term fire suppression. Carter's mustard, Blodgett's silverbush, Porter's spurge and Florida prairie-clover are also fire-dependent in varying degrees. Populations of these plants have continued to decline due to fire suppression efforts that result in the establishment and overgrowth of competitive vegetation which would normally be curtailed by natural wildfires.

Recovery plans' recommendations: Recovery actions for the Beach jacquemontia and Carter's mustard are outlined in the *South Florida Field Office Multi-Species Recovery Plan* and feasible action items are summarized below. There are currently no recovery plans for the Blodgett's silverbush, or for the State listed Biscayne prickly-ash, Golden leather fern, Porter's spurge or Florida prairie-clover, but given the

similar threats to habitat from human activities and habitat degradation, the following actions are also appropriate for these species as well.

1. Manage habitat to maximize survival:
    a. Maintain natural coastal formation processes
    b. protect and restore dune and coastal hammock habitats
    c. mitigate impact of human traffic in habitat
    d. remove and control exotic vegetation utilizing practices that promote the survival of native species such as:
        - prescribed burning,
        - mowing,
        - manual removal, and
        - selective use of herbicides
2. Reestablishment from greenhouse propagated specimens as part of dune restoration projects (specifically for Beach jacquemontia).
3. Educate the public and landscaping professionals on the importance and advantages of incorporating native vegetation into landscaping design

---

[27] References & images: FWS ECOS, *South Florida Field Office Multi-Species Recovery Plan*, FWS 1999, and *Bill Baggs Cape Florida State Park Management Plan*, Florida Park Service, 2012

[28] References & image: FWS ECOS, Blodgett's Silverbush webpages managed by FWS

[29] References & Images: Florida Natural Inventories Factsheets for the Biscayne prickly-ash, Golden leather fern, Porter's spurge and Florida prairie-clover

Recovery Action Items

Our review of the recovery plans' recommendations concluded that there are four main objectives that the Village can take to support the recommendations:

1. **Educate the public so people will take conservation and recovery actions**
2. **Support the conservation and recovery of terrestrial habitat**
3. **Support the conservation and recovery of aquatic habitat**
4. **Monitor and improve the quality of stormwater runoff**

Together, all four strategies will work to protect and improve the habitat and breeding areas of the groups of species listed. Specific action items have been identified to accomplish each of the objectives,

most of which can be linked to credits in the Community Rating System. Each action item identifies who will be responsible for it, other agencies or organizations that can help or should be coordinated with and needed funding.

With these four objectives in mind, Village staff reviewed the possible recovery actions for applicability and feasibility and excluded those which cannot be effectively implemented at this time. The remaining recovery action items have been combined to form the following Floodplain Species Action Plan.

1. **Develop and implement public information and education programs to educate the public**

   Objective: #1 - Educate the public so people will take conservation and recovery actions

   Benefiting species: all groups

   Cooperating/supporting agencies or organizations: Florida FWC, USFWS

   Funding: Staff time and current public information budgets. No increase in funding is expected. Rather, current projects would be revised to convey new messages.

   Timeline: Over the next 3 years (through 2025) topics will be selected, messages crafted, and the PPI updated. Then, through the remaining years of this plan, outreach will be implemented and reviewed each year during the annual PPI review.

1.1. Develop and implement a communication campaign in various media, and a new section to our Program for Public Information that focuses on threatened and endangered species.

CRS elements: Activity 330 (Outreach Projects), Program for Public Information (PPI) and Stakeholder Delivery (STK)

Responsible office/ staff member: Floodplain Management & Communication Officer

The Villages's Program for Public Information is reviewed and updated every year following a discussion of the effectiveness of past projects and the need for new messages and projects. This process is an existing system that would be augmented to support this strategy. The result will be outreach projects as described in action items 1.2, 1.3, and 1.4.

While the Village is already receiving credit for its Program for Public Information, as noted on in the Assessment, it would not be hard to adjust the projects to better address threatened and endangered species. One way would be to identify a behavior or action that would result in benefits to one, all or some of the listed species and then dedicate a PPI topic to promoting that specific action.

The annual review can also identify priority audiences. Owners of wetlands or natural shorelines are not on the current list. They could be added along with a message on the benefits of keeping their areas in a natural state. Similarly, permit applicants could be a target audience with messages on the permitting process and ways to preserve natural features on a property to be developed.

The FWS' *2017 Atlantic Coast Piping Plover Strategic Communications Plan: Reducing Human Disturbance* is one example of an effective species specific communication plan. As with the PPI, this guide identifies outcomes, priority audiences, and creditable messages.

The Program for Public Information makes recommendations for other public information activities, such as Activities 320 (Map Information Service) and 350 (Flood Protection Information), in addition to outreach projects. Adding these resources could result in more points as well as more support for the recommended recovery projects. These are noted in action items 1.5 and 1.6.

1.2. Distribute educational brochures and factsheets at various locations and outreach events.

CRS element: Activity 330 (Outreach Projects), Outreach Projects (OP)

Responsible office/ staff member: Floodplain Management & Communication Officer

These could include existing documents, or new ones developed explicitly for the revised PPI messages. These would be provided to locations appropriate for their audiences, such as messages on boating and fishing practices posted at public access points. They would also be distributed to organizations that host activities like fairs, open houses, and "clean-up days."

This can also include the development and dissemination of outreach projects to mitigate human-wildlife conflict and encourage appreciation for and peaceful coexistence with native wildlife (one example of which is the the Florida Fish & Wildlife "Living with American Crocodiles" brochure: https://myfwc.com/media/1849/livingwithcrocodiles.pdf). **Benefiting species:** Crocodile, Bat, Snake (specific to human-wildlife conflict prevention)

1.3. Post messages on signs at various locations.

CRS element: Activity 330 (Outreach Projects), Outreach Projects (OP)

Responsible office/ staff member: Floodplain Management, Communication Officer & Code Compliance

These would be especially useful at boat launching sites (for messages on the manatees, Nasua grouper, Smalltooth sawfish) and along the beachfront (for messages on the sea turtles and shore birds). This should include posters and signs advertising regulations that prohibit harassment, feeding or harvesting of threatened or endangered species. The messages and locations would be worked out during the revision to the Program for Public Information and Florida Fish & Wildlife could be consulted for assistance.

1.4. Issue news and status information updates on Facebook posts, by email and in newsletters and other publications.

CRS element: Activity 330 (Outreach Projects), Outreach Projects (OP)

Responsible office/ staff member: Floodplain Management, Communication Officer & Code Compliance

These would include the key PPI messages and additional information, such as adoption of a new regulation or a reminder of the precautions people should take at the beginning of turtle nesting or fishing seasons.

In the weeks leading up to nesting season, extensive communications and reminders are already being sent to property managers regarding lighting, storage, and expected space required around nesting sites. The Village intends to continue this.

1.5. Provide map information on sensitive areas.

CRS element: Activity 320 (Map Information Service), Natural Floodplain Functions (MI7)

Responsible office/ staff member: Floodplain Management, Zoning & Planning

The Zoning and Planning Department advertises its Map Information Service. The typical caller is someone looking at buying or building a property in the Village and needs more information about the floodplain. The service can be augmented with information on whether a parcel should be protected because of its natural floodplain functions or because it provides critical habitat to a protected species. The service could provide more information to callers about actions they can take to protect the species with range and habitat overlapping or adjoining the parcel. This service could also incorporate a link to the USFWS ECOS website, or Florida Fish & Wildlife website containing range and habitat maps as well as more information about listed species.

1.6. Provide more detailed references.

CRS elements: Activity 350 (Flood Protection Information), Locally Pertinent Documents (LPD) and Flood Protection Website (WEB1)

Responsible office/ staff member: Floodplain Management & Communication Officer

The revised PPI can recommend that recovery plans, similar technical references, and this Assessment, be added to the public library's card catalog.

These references can also be posted on a separate page on "Threatened and Endangered Wildlife" that would be linked to the Ecosystem and Coastal Management Department's and Floodplain Management and Hazard Mitigation's websites.

2. Manage habitat to maximize survival and productivity

Objectives: #2 - Support the conservation and recovery of terrestrial habitat
#3 - Support the conservation and recovery of aquatic habitat

2.1 Maintain natural coastal formations that perpetuate high quality breeding and basking habitat by widening sandy beach area and restoring dunes.

Benefiting species: all groups

Funding: CIP and State funding - beach renourishment project

Timeline: Over the next 2 years (through 2025) identify possible projects and funding sources. Then, through the remaining years of this plan, implement projects and perform ongoing maintenance.

CRS elements: Activity 420 open Space (OSP, NFOS, CEOS)

Responsible office/ staff member: Public Works

Cooperating/supporting agencies or organizations: Florida FWC, Florida DEP, USFWS, NMFS

Previous beach replenishment and dune restoration efforts have considerably increased habitat for turtle nesting and the Village is committed to continuing this effort.

2.2 Reduce disturbance from humans and pets (including a review of Village procedures to reduce disturbance caused by routine beach maintenance).

Benefiting species: all groups

Funding: staff funds

Timeline: Ongoing

CRS elements: 540 (Drainage System Maintenance) where beach maintenance and drainage system maintenance overlap

Responsible office/ staff member: Public Works

2.3 Monitor and manage invasive vegetation in habitats, including replanting native vegetation. Incorporate native vegetation into beach landscaping projects and reduce or remove non-native vegetation

Benefiting species: all groups

Funding: staff funds, CIP and State funding – component of beach renourishment projects

Timeline: Over the next 2 years (through 2025) identify possible projects and funding sources. Ongoing

CRS elements: 420 open Space (OSP, NFOS, CEOS)

Responsible office/ staff member: Public Works

2.4 Preserve public beaches and parks as managed open space and, if possible, restore or preserve natural water storage and drainage patterns.

Benefiting species: all groups

Funding: staff funds, CIP and State funding – component of beach renourishment projects

Timeline: Ongoing

CRS elements: 420 open Space (OSP, NFOS, CEOS)

Responsible office/ staff member: Floodplain Management & Public Works

2.5 Follow existing regulations governing coastal development practices, such as beach nourishment and shoreline armoring and coordinate with issuing agencies such as Army Corps of Engineers, Florida DEP and Florida FWC.

Benefiting species: Birds, Sea Turtles, Plants

Funding: staff funds

Timeline: Ongoing

CRS elements: 420 open Space (OSP, NFOS, CEOS)

Responsible office/ staff member: Floodplain Management & Public Works in coordination with Coastal Engineering firm

2.6 Regulate coastal construction actions to minimize harm

Benefiting species: Manatees, Fish, Sea Turtles, Crocodile, Plants

Funding: staff funds

Timeline: Ongoing

CRS elements: 430 Higher Regulatory Standards

Responsible office/ staff member: Floodplain Management & Building Department (by ordinance)

2.7 Continue enforcing requirement for all waterfront properties which have any beachside activities to file an annual Beach Management plan which allows us to update plans based on current regulations.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: 430 Higher Regulatory Standards

Responsible office/ staff member: Floodplain Management & Code Compliance (by ordinance)

2.8 Continue nighttime inspections of lighting to ensure compliance with state rules regarding the proper amber light spectrum lighting.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: 430 Higher Regulatory Standards

Responsible office/ staff member: Code Compliance (by ordinance)

2.9 Continue inspections of equipment and any items stored on the beach for compliance with regulations in the weeks leading up to nesting season.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: 430 Higher Regulatory Standards

Responsible office/ staff member: Code Compliance (by ordinance)

2.10 Support ongoing County efforts to implement the Sea Turtle Beach Monitoring program within the Village. County actions include:

- Conducting beach surveys in the mornings during nesting season and marking off nest areas so they can be easily seen and avoided by property owners, the public and Village staff
- When appropriate, using caging or other methods to protect the nests from predation
- Training County staff on standardized methods for marking and inventorying nests

Benefiting species: Birds, Sea Turtles

Funding: County budget

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Miami Dade County/Sea Turtle Beach Monitoring Program

2.11 Respond to "Obstructed Nesting Attempt and Disorientation" reports issued by Miami-Dade County/Sea Turtle Beach Monitoring Program and work with property owners to address and, whenever possible, correct the conditions causing the obstruction.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Code Compliance (by ordinance)

2.12 Continue enforcing ordinances and building codes that protect nesting beaches from light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: 430 Higher Regulatory Standards

Responsible office/ staff member: Code Compliance (by ordinance)

2.13 Reduce the transfer of pollution, particularly plastic waste, from the land into the sea by contracting a company to conduct daily beach cleaning activities according to Florida DEP and Florida FWC beach cleaning permit requirements (developed to reduce the effects of beach cleaning on nesting beaches).

Benefiting species: Birds, Manatees, Sea Turtles, Coral, Fish

Funding: general fund (contracted service)

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Public Works

2.14 Maintain public beaches according to best practices that reduce light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings.

Benefiting species: Sea Turtles

Funding: staff funds

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Public Works

2.15 Continue implementing Village "Iguana Control System" to mitigate the risks these exotic animals pose to the viability of the native species and vegetation.

Benefiting species: Butterfly, Plants

Funding: general fund (contracted service)

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Parks & Recreation

2.16 Prevent wildlife fatalities by installing barriers and backflow preventers where necessary to protect crocodiles and other species from access to areas and equipment (such as pump stations) that may pose a danger to the animal.

Benefiting species: Crocodile, Snake, Manatee, Fish

Funding: existing Public Works budget (utility maintenance funding)

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Public Works

2.17 Enforce regulations prohibiting harassment, feeding or harvesting by referring suspected or reported incidents to the appropriate law enforcement agency.

Benefiting species: Crocodile, Snake, Manatee, Butterfly, Fish, Plants

Funding: staff funds

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Code Compliance (by ordinance)

2.18 Evaluate the Village use of pesticides and herbicides and adjust use to promote conservation of native species

Benefiting species: Butterfly, Birds, Plants

Funding: staff funds

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Code Compliance (by ordinance)

3. Monitor and improve the quality of stormwater runoff

Objectives: #4 - Monitor and improve the quality of stormwater runoff

3.1 Enforce erosion control measures to prevent excess sediment from entering waterways

Benefiting species: Coral, Fish, Manatees

Funding: staff funds

Timeline: Ongoing

CRS elements: 450 Stormwater Management (SMR)

Responsible office/ staff member: Code Compliance & Public Works (by ordinance)

3.2 Install Stormwater Filters

Benefiting species: Sea Turtles, Birds, Manatees, Coral, Fish, Crocodiles

Funding: DEP Grant/ Stormwater Fund

Timeline: 2023 Installation, Ongoing maintenance

CRS elements: 450 Stormwater Management (SMR)

Responsible office/ staff member: Public Works

3.3 Evaluate the Village use of fertilizers and adjust use to protect water quality

Benefiting species: Sea Turtles, Birds, Manatees, Coral, Fish, Crocodiles

Funding: staff funds

Timeline: Ongoing

CRS elements: None

Responsible office/ staff member: Public Works

4. **Develop, Implement, Evaluate & Update "Floodplain Species Assessment & Action Plan" with annual plan reviews and a plan update every 10 years.**

Objectives: #1 - Educate the public so people will take conservation and recovery actions
#2 - Support the conservation and recovery of terrestrial habitat
#3 - Support the conservation and recovery of aquatic habitat
#4 - Monitor and improve the quality of stormwater runoff

Benefiting species: All groups

Funding: staff funds

Timeline: 2023 - adopt plan, yearly - review plan, 2033 - update plan

CRS elements: 510 Floodplain Management Planning (NFP)

Responsible office/ staff member: Building, Zoning and Planning Departments

Once developed by staff and reviewed by subject matter experts, the Floodplain Species Assessment & Plan will be presented to the Village Council. During every subsequent year, the staff will provide an annual report outlining the progress made implementing each of the action items. Every ten years, the Floodplain Species Assessment & Plan will be updated and presented to Village Council for adoption.

Implement, Evaluate & Revise

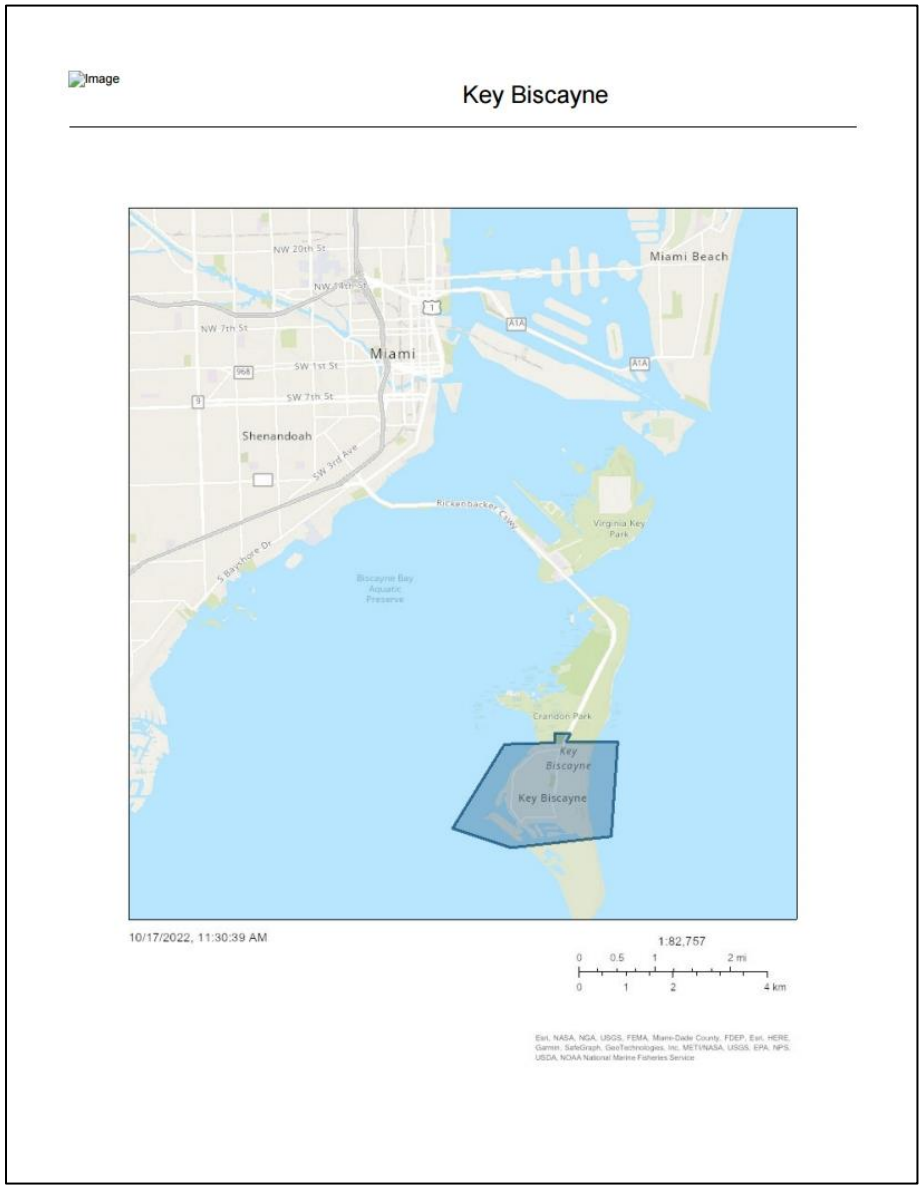
The Village plans to seek credit for this Floodplain Species Assessment under CRS Activity 510 (Floodplain Management Planning), Natural Floodplain Functions Plan (NFP – FSA). Obtaining and keeping the credit will be an additional incentive to implement the projects that can receive Community Rating System credit.

NFP credit is dependent on adoption of this Assessment & Action Plan by the Village Council. For continued credit, an annual evaluation report must be prepared and provided to the Village Council.

Additionally, the 2017 CRS Coordinator's Manual states "The [Assessment & Plan] must be updated at least once every 10 years. The update must include a review of any changes to conditions as well as progress made since the original plan was prepared. Any changes to the adopted plan must be approved by the [Village Council]." Having the Village leadership engaged on this level will facilitate coordination among the various offices and encourage the effective implementation of these action items.

Appendices

Appendix A: Flood Risk and Endangered Species Habitat (FRESH) Report for the Village of Key Biscayne



USFWS - Critical Habitat - Linear Features (Proximity)

comname	sciname	DISTANCE
West Indian Manatee	Trichechus manatus	171.2 Miles (approximate)

USFWS - Critical Habitat - Linear Features

comname	sciname	listing_st
West Indian Manatee	Trichechus manatus	undefined

Threatened and Endangered Species Ranges November 2019 (Proximity)

COMNAME	SCINAME	STATUS_ABB 2	DISTANCE
Small's milkpea	Galactia smallii	Endangered	20.31 Miles (approximate)
Pineland sandmat	Chamaesyce deltoidea pinetorum	Threatened	20.31 Miles (approximate)
Florida bristle fern	Trichomanes punctatum ssp. floridanum	Endangered	20.31 Miles (approximate)
Deltoid spurge	Chamaesyce deltoidea ssp. deltoidea	Endangered	20.31 Miles (approximate)
Florida brickell-bush	Brickellia mosieri	Endangered	20.31 Miles (approximate)
Crenulate lead-plant	Amorpha crenulata	Endangered	20.31 Miles (approximate)
Carter's small-flowered flax	Linum carteri carteri	Endangered	20.31 Miles (approximate)
Beach jacquemontia	Jacquemontia reclinata	Endangered	38.96 Miles (approximate)
Tiny polygala	Polygala smallii	Endangered	48.46 Miles (approximate)
Florida prairie-clover	Dalea carthagenensis floridana	Endangered	81.92 Miles (approximate)
Bartram's hairstreak Butterfly	Strymon acis bartrami	Endangered	81.92 Miles (approximate)
Florida leafwing Butterfly	Anaea troglodyta floridalis	Endangered	82.49 Miles (approximate)
Garber's spurge	Chamaesyce garberi	Threatened	85.61 Miles (approximate)
Cape Sable seaside sparrow	Ammodramus maritimus mirabilis	Endangered	85.61 Miles (approximate)
Stock Island tree snail	Orthalicus reses (not incl. nesodryas)	Threatened	91.02 Miles (approximate)
Schaus swallowtail butterfly	Heraclides aristodemus ponceanus	Endangered	91.02 Miles (approximate)
Miami Blue Butterfly	Cyclargus (=Hemiargus) thomasi bethunebakeri	Endangered	91.02 Miles (approximate)
Sand flax	Linum arenicola	Endangered	91.02 Miles (approximate)
Florida semaphore Cactus	Consolea corallicola	Endangered	91.02 Miles (approximate)
Florida pineland crabgrass	Digitaria pauciflora	Threatened	91.02 Miles (approximate)
Everglades bully	Sideroxylon reclinatum ssp. austrofloridense	Threatened	91.02 Miles (approximate)
Cape Sable Thoroughwort	Chromolaena frustrata	Endangered	91.02 Miles (approximate)
Blodgett's silverbush	Argythamnia blodgettii	Threatened	91.02 Miles (approximate)
Florida grasshopper sparrow	Ammodramus savannarum floridanus	Endangered	92.68 Miles (approximate)
Florida panther	Puma (=Felis) concolor coryi	Endangered	94.99 Miles (approximate)
Gray bat	Myotis grisescens	Endangered	94.99 Miles (approximate)
Florida bonneted bat	Eumops floridanus	Endangered	99.26 Miles (approximate)
Carter's mustard	Warea carteri	Endangered	104.98 Miles (approximate)

Everglade snail kite	Rostrhamus sociabilis plumbeus	Endangered	118.55 Miles (approximate)
Okeechobee gourd	Cucurbita okeechobeensis ssp. okeechobeensis	Endangered	121.62 Miles (approximate)
West Indian Manatee	Trichechus manatus	Threatened	160.58 Miles (approximate)
Florida scrub-jay	Aphelocoma coerulescens	Threatened	164.15 Miles (approximate)
American chaffseed	Schwalbea americana	Endangered	176.15 Miles (approximate)
Miami tiger beetle	Cicindelidia floridana	Endangered	176.15 Miles (approximate)
Bachman's warbler (=wood)	Vermivora bachmanii	Endangered	228.58 Miles (approximate)
Eastern indigo snake	Drymarchon corais couperi	Threatened	326.35 Miles (approximate)
Wood stork	Mycteria americana	Threatened	409.54 Miles (approximate)
Red-cockaded woodpecker	Picoides borealis	Endangered	518.73 Miles (approximate)
Loggerhead sea turtle	Caretta caretta	Endangered	557.7 Miles (approximate)
Eastern Black rail	Laterallus jamaicensis ssp. jamaicensis	Proposed Threatened	756.22 Miles (approximate)
Red knot	Calidris canutus rufa	Threatened	1009.86 Miles (approximate)
Piping Plover	Charadrius melodus	Endangered	1048.28 Miles (approximate)
Leatherback sea turtle	Dermochelys coriacea	Endangered	2017.85 Miles (approximate)
Hawksbill sea turtle	Eretmochelys imbricata	Endangered	4324.32 Miles (approximate)

Threatened and Endangered Species Ranges November 2019

COMNAME	SCINAME	STATUS_ABB 2
Small's milkpea	Galactia smallii	Endangered
Pineland sandmat	Chamaesyce deltoidea pinetorum	Threatened
Florida bristle fern	Trichomanes punctatum ssp. floridanum	Endangered
Deltoid spurge	Chamaesyce deltoidea ssp. deltoidea	Endangered
Florida brickell-bush	Brickellia mosieri	Endangered
Crenulate lead-plant	Amorpha crenulata	Endangered
Carter's small-flowered flax	Linum carteri carteri	Endangered
Beach jacquemontia	Jacquemontia reclinata	Endangered
Tiny polygala	Polygala smallii	Endangered
Florida prairie-clover	Dalea carthagenensis floridana	Endangered
Bartram's hairstreak Butterfly	Strymon acis bartrami	Endangered
Florida leafwing Butterfly	Anaea troglodyta floridalis	Endangered
Garber's spurge	Chamaesyce garberi	Threatened
Cape Sable seaside sparrow	Ammodramus maritimus mirabilis	Endangered
Stock Island tree snail	Orthalicus reses (not incl. nesodryas)	Threatened
Schaus swallowtail butterfly	Heraclides aristodemus ponceanus	Endangered
Miami Blue Butterfly	Cyclargus (=Hemiargus) thomasi bethunebakeri	Endangered
Sand flax	Linum arenicola	Endangered
Florida semaphore Cactus	Consolea corallicola	Endangered
Florida pineland crabgrass	Digitaria pauciflora	Threatened
Everglades bully	Sideroxylon reclinatum ssp. austrofloridense	Threatened
Cape Sable Thoroughwort	Chromolaena frustrata	Endangered

Blodgett's silverbush	Argythamnia blodgettii	Threatened
Florida grasshopper sparrow	Ammodramus savannarum floridanus	Endangered
Florida panther	Puma (=Felis) concolor coryi	Endangered
Gray bat	Myotis grisescens	Endangered
Florida bonneted bat	Eumops floridanus	Endangered
Carter's mustard	Warea carteri	Endangered
Everglade snail kite	Rostrhamus sociabilis plumbeus	Endangered
Okeechobee gourd	Cucurbita okeechobeensis ssp. okeechobeensis	Endangered
West Indian Manatee	Trichechus manatus	Threatened
Florida scrub-jay	Aphelocoma coerulescens	Threatened
American chaffseed	Schwalbea americana	Endangered
Miami tiger beetle	Cicindelidia floridana	Endangered
Bachman's warbler (=wood)	Vermivora bachmanii	Endangered
Eastern indigo snake	Drymarchon corais couperi	Threatened
Wood stork	Mycteria americana	Threatened
Red-cockaded woodpecker	Picoides borealis	Endangered
Loggerhead sea turtle	Caretta caretta	Endangered
Eastern Black rail	Laterallus jamaicensis ssp. jamaicensis	Proposed Threatened
Red knot	Calidris canutus rufa	Threatened
Piping Plover	Charadrius melodus	Endangered
Leatherback sea turtle	Dermochelys coriacea	Endangered
Hawksbill sea turtle	Eretmochelys imbricata	Endangered

All_critical_habitat_poly_20220404 (Proximity)

ID	Scientific Name	Common Name	DISTANCE
100,000,004	Caretta caretta	Sea turtle, loggerhead	54.17 Miles (approximate)
100,000,001	Caretta caretta	Sea turtle, loggerhead	54.17 Miles (approximate)
100,061,806	Orbicella annularis	Coral, lobed star	87.76 Miles (approximate)
100,000,072	Acropora palmata	Coral, elkhorn	88.82 Miles (approximate)
100,000,076	Acropora cervicornis	Coral, staghorn	88.82 Miles (approximate)
100,061,856	Dendrogyra cylindrus	Coral, pillar	95.6 Miles (approximate)
100,061,790	Orbicella franksi	Coral, boulder star	102.08 Miles (approximate)
100,061,841	Orbicella faveolata	Coral, mountainous star	102.08 Miles (approximate)

Smalltooth Sawfish US DPS Range (Closest Feature)

Id
0

Smalltooth Sawfish US DPS Range

Id
0

This geospatial mapping tool is designed to help communities identify areas within their floodplains where threatened and endangered species and their critical habitat (if applicable) may occur. These maps do not guarantee a species will occur within an area, nor do they preclude the presence of an unexpected species; however, they are a good indicator of species (and critical habitat where applicable) that could be affected by activities within the area. If you have a specific development project or land use decision that may affect Endangered Species Act (ESA) listed species or critical habitat within your community, we recommend that you contact your local National Marine Fisheries Service (for marine species) or U.S. Fish and Wildlife Service (FWS) office with any questions regarding ESA compliance. Additionally, for FWS species, you can utilize the Information for Planning and Consultation (IPaC) https://ecos.fws.gov/ipac/ project planning tool to assist you in starting your environmental review.

Appendix B: Responses Received from Reviewing Agencies

FWC's Comments on Village of Key Biscayne Draft Floodplain Species Assessment and Plan

Cucinella, Josh <Josh.Cucinella@myfwc.com> Wed, Feb 1, 2023 at 3:50 PM
To: "rfusco.crsmax@gmail.com" <rfusco.crsmax@gmail.com>
Cc: Conservation Planning Services <conservationplanningservices@myfwc.com>, "Irving, Robert" <Robert.Irving@myfwc.com>, "DiGruttolo, Laura" <Laura.DiGruttolo@myfwc.com>, "Calyniuk, Cori" <Cori.Calyniuk@myfwc.com>

Dear Ms. Fusco:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your group's request for review regarding the Village of Key Biscayne Draft Floodplain Species Assessment and Plan. FWC staff reviewed the Village of Key Biscayne Draft Floodplain Species Assessment and Plan as part of technical assistance in accordance with Chapter 379, Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this Floodplain Species Assessment and Plan.

If you have specific technical questions, please contact Cori Calyniuk at (850) 556-5948 or by email at Cori.Calyniuk@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella

Biological Administrator II

Office of Conservation Planning Services

Florida Fish and Wildlife Conservation Commission

1239 SW 10th Street

Ocala, Florida 34471

(352) 620-7330

Village of Key Biscayne - Floodplain Species Assessment Draft_52690

Review Requested - Floodplain Species Assessment draft - Village of Key Biscayne

Hadzick, Zane <zane.hadzick@fema.dhs.gov> Thu, Jan 19, 2023 at 9:45 AM
To: Jeremy Calleros Gauger <jgauger@keybiscayne.fl.gov>, Rebecca Fusco <rfusco.crsmax@gmail.com>, "verobeach@fws.gov" <verobeach@fws.gov>, "ron.salz@noaa.gov" <ron.salz@noaa.gov>, "john_galvez@fws.gov" <john_galvez@fws.gov>, "theodoralong@biscaynenaturecenter.org" <theodoralong@biscaynenaturecenter.org>, "Info@keyscience.org" <info@keyscience.org>, "florida@tnc.org" <florida@tnc.org>, "tom.reinert@myfwc.com" <tom.reinert@myfwc.com>, "derm@miamidade.gov" <derm@miamidade.gov>, "dadefnps@gmail.com" <dadefnps@gmail.com>, "Elizabeth.golden@floridadep.gov" <elizabeth.golden@floridadep.gov>, "flconservation@audubon.org" <flconservation@audubon.org>
Cc: Mariana Dominguez-Hardie <mdominguez@keybiscayne.fl.gov>, Roland Samimy <rsamimy@keybiscayne.fl.gov>, CRS MAX <crsmaxinc@bellsouth.net>, CRS <crsmaxincjvs@comcast.net>

Good morning all,

I received work back from one of our FEMA reviewers. Please see below for their response/feedback.

1. Are the lists of threatened and endangered species in the tables on page 3-7 appropriate and complete? Are there any species that should be moved from the first section of the table (to be included in floodplain planning efforts) to the next section of the table (and be excluded), or vice versa? For Key Biscayne Johnson's seagrass has been delisted from both NMFS and USFWS and should be excluded.

2. Are there any species listed that the community should not spend time on? In Key Biscayne Johnson's seagrass And why? Delisting

3. For those species that deserve attention from the community, do you have additional information on their habitats and threats? I would point to USFWS recovery plans, not all species have plans. The Services are the experts on species, regional offices and state Fish and Wildlife.

4. Are there any recovery actions that should be priorities to pursue? Actions that focus on Water quality improvement could be most beneficial for multiple species.

5. Would you be able to assist us in implementing any priority projects? I am not sure what role FEMA would play. I do not think so.

Best,

Zane Z. Hadzick
National NFIP ESA Coordinator
Floodplain Management Division
Mitigation Directorate | FIMA | FEMA
Phone: (202) 710-6092
zane.hadzick@fema.dhs.gov

Federal Emergency Management Agency
fema.gov

FEMA

Review Requested - Floodplain Species Assessment draft - Village of Key Biscayne

Ron Salz - NOAA Federal <ron.salz@noaa.gov> Thu, Jan 12, 2023 at 3:10 PM
To: Rebecca Fusco <rfusco.crsmax@gmail.com>, Jeremy Calleros Gauger <jgauger@keybiscayne.fl.gov>

Hi Rebecca and Jeremy

Please find attached NMFS's response to your request for review of the Village of Key Biscayne Floodplain Species Assessment. Feel free to reach out if you have any questions or want to discuss the Floodplain Species Assessment further.

We look forward to reviewing your Floodplain Species Plan when it becomes available and to working collaboratively with your community for the conservation of endangered and threatened species.

All the best

Ron

[Quoted text hidden]

NMFS response to Key Biscayne NFIP Floodplain Species Assessment review request_draft_LC signed.pdf
307K

UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
1315 East-West Highway
Silver Spring, Maryland 20910

1/12/23

Jeremy Calleros Gauger
Village of Key Biscayne
Village Planner
Director, Building, Zoning, & Planning
88 W. McIntyre St. Suite 250
Key Biscayne FL, 33149

RE: Village of Key Biscayne Request for Review of a Draft Floodplain Species Assessment Developed for the FEMA Community Rating System

Dear Mr. Gauger:

Thank you for reaching out to us with this request and providing us with an opportunity to review the Village of Key Biscayne's Draft Floodplain Species Assessment (FSA). Based on the information provided in your FSA, it seems like your community is already doing many good things to promote both the natural and beneficial functions of floodplains and the conservation of species listed under the Endangered Species Act (ESA). The survival and recovery of many ESA-listed species depends, to a large extent, on actions taken at the local level by numerous communities, businesses, and private landowners. We are encouraged by the Village of Key Biscayne's interest in applying for the newly added CRS credit elements for threatened and endangered species, and appreciate all the hard work that went into developing the Draft FSA.

Please find below our responses to the questions in the November 14, 2022 email from Rebecca Fusco regarding the Draft FSA.

Sincerely,
CARRUBBA.LISAMARIE.1365823932
Digitally signed by CARRUBBA.LISAMARIE.1365823932
Date: 2023.01.12 13:51:43 -05'00'
Lisamarie Carrubba, Ph.D.
Acting Chief
ESA Interagency Cooperation Division
Office of Protected Resources

Cc: Rebecca E. D. Fusco

NMFS Review of the Village of Key Biscayne's Draft Floodplain Species Assessment

General Comment: Overall, we found your FSA to be extremely informative, well-researched, and well-written. It contains all of the major elements outlined in FEMA's guidance document titled *Preparing a Floodplain Species Assessment and a Floodplain Species Plan for Credit under the Community Rating System of the National Flood Insurance Program.*

Responses to Specific Questions Asked by the Community:

Q1. Are the lists of threatened and endangered species (as well as critical habitats) in the tables on page 3-7 appropriate and complete? Are there any species that should be moved from the first section of the table (to be included in floodplain planning efforts) to the next section of the table (and be excluded), or vice versa?

As shown in your tables, the Village of Key Biscayne is home to many ESA-listed species, both aquatic and terrestrial. For our response, we will only address those ESA-listed species under NMFS's jurisdiction. We encourage you to reach out to the U.S. Fish Wildlife Service (USFWS) for recommendations regarding the species under their jurisdiction.

One species missing from the table is the green sea turtle (*Chelonia mydas*). The North Atlantic Distinct Population Segment (DPS) of green sea turtle is listed as threatened under the ESA. This was likely an oversight since the FSA does mention that green sea turtles often graze in the seagrass beds offshore of Bill Baggs Cape Florida State Park (p.16). Another sea turtle species that could be added to your table is the Kemp's ridley (*Lepidochelys kempii*). Although the major nesting sites for this species are located in the Gulf of Mexico, this species' range includes the U.S. Atlantic coast, and occasional Kemp's ridley nesting has been documented from Florida through North Carolina.

A fish species that could be added is the Nassau grouper (*Epinephelus striatus*), which was listed under the ESA as threatened in 2016. These large fish are found in southern coastal Florida, the Florida Keys, Bermuda, the Yucatan, and the Caribbean, where they are associated with hard structures, such as coral reefs. In October 2022, NMFS issued a proposed critical habitat rule for the Nassau grouper (87 FR 62930). Proposed critical habitat includes Florida Unit 1—Biscayne Bay/Key Largo, which is described as: *All waters of Biscayne Bay (bounded on the north by the Rickenbacker Causeway), Card Sound (bounded on the south by Card Sound Road), and the Atlantic Ocean out to the coral reef and hardbottom in depths of about 20m between Stiltsville, south of Cape Florida, and Harry Harris Beach Park near the south end of Key Largo, excluding the Intracoastal Waterway.*

One species that could be removed from your table is the Johnson's seagrass (*Halophila johnsonii*). As correctly noted in your table, NMFS removed this species from the federal list of

threatened and endangered species on April 14, 2022. Your table suggests that this species is still listed under the USFWS's jurisdiction, but this is not the case. That said, Johnson's seagrass still plays an important role in the ecosystem, providing habitat features for many ESA-listed and non-listed species. In addition, all seagrass species in Florida retain federal protections as Essential Fish Habitat and Habitat Areas of Particular Concern under the Magnuson-Stevens Fishery Conservation and Management Act.

Your Critical Habitat table (page 7) has correctly identified most of the designated or proposed critical habitat for ESA-listed species within your community boundaries or adjacent offshore areas. As noted above, we suggest adding Nassau grouper proposed critical habitat to this table. For clarity, we also recommended identifying the species for which critical habitat has been proposed but not yet finalized. These are the rough cactus, lobed star, pillar, boulder star, and mountainous star corals, and the Nassau grouper.

Q2. Are there any species listed that the community should not spend time on? And why?

We believe that all of the identified ESA-listed species under NMFS's jurisdiction could potentially benefit from conservation actions implemented by the Village of Key Biscayne. NMFS species to focus on would likely include those with designated (or proposed) critical habitat within the community boundaries or adjacent offshore areas (i.e., loggerhead sea turtle, Nassau grouper and the corals species). The conservation and recovery of these species are directly linked to the quality of the essential physical and biological habitat features, which can be adversely affected by human activities.

Q3. For those species that deserve attention from the community, do you have additional information on their habitats and threats?

Yes, additional information on the ESA-listed species under NMFS's jurisdiction can be found on our web site. Below are links to the NMFS websites for loggerhead sea turtles, Nassau grouper, staghorn coral and elkhorn coral (additional species can be found by using the *Search* feature at the top of each of these pages). From these main pages you can navigate to find links to documents with more detailed information on species' habitats, life histories, threats and recovery actions.

https://www.fisheries.noaa.gov/species/nassau-grouper

https://www.fisheries.noaa.gov/species/loggerhead-turtle

https://www.fisheries.noaa.gov/species/staghorn-coral

https://www.fisheries.noaa.gov/species/elkhorn-coral

Q4. Are there any recovery actions that should be priorities to pursue?

Below are links to our ESA recovery plans for loggerhead sea turtles (Northwest Atlantic DPS) and elkhorn and staghorn corals, and a recovery outline for Nassau grouper. While there is a lot of information in these plans, the sections titled *Recovery Program* provide specific actions necessary to achieve the species recovery goals and objectives of each plan. The recovery actions are each described in more detail in the *Recovery Action Narrative* section of each recovery plan. The recovery actions in these plans are also a good starting place for developing a CRS Floodplain Species Plan for the Village of Key Biscayne.

For example, the following recovery actions from the elkhorn and staghorn coral recovery plan are linked to several of the CRS creditable action you have identified in your FSA:

- Address sewage discharges throughout the species' ranges;
- Develop and implement effective watershed/land use management plans for the protection of coral reefs;
- Restore and maintain mangrove and seagrass ecosystem resources to buffer land-based influences; and
- Reduce impacts from planned physical disturbances — no net loss from development projects.

Elkhorn and staghorn coral recovery plan link:
https://www.fisheries.noaa.gov/resource/document/recovery-plan-elkhorn-coral-acropora-palmata-and-staghorn-coral-cervicornis

Similarly the Northwest Atlantic loggerhead DPS recovery plan includes the following recovery actions implementable at the local level:

- Ensure beach sand placement projects are conducted in a manner that accommodates loggerhead needs and does not degrade or eliminate nesting habitat (the plan lists 9 specific sub-actions under this action);
- Maintain and acquire nesting beaches and adjacent uplands to be held in public trust;
- Minimize effects of light pollution on hatchlings and nesting females; and
- Facilitate recovery through public awareness, education, and information transfer.

Northwest Atlantic loggerhead DPS recovery plan link:
https://www.fisheries.noaa.gov/resource/document/recovery-plan-northwest-atlantic-population-loggerhead-sea-turtle-caretta-caretta

While the Nassau grouper recovery outline identifies fishing as the major threat to this species, it also notes that the loss of nearshore habitat and changes in water quality could negatively impact survival and growth of local recruits which is also essential for recovery. Therefore, CRS

elements under Activity 450 *Stormwater Management* would likely benefit Nassau grouper recruitment by improving water quality in nearshore environments that support this species.

Nassau grouper recovery outline link:

https://media.fisheries.noaa.gov/dam-migration/nassau-grouper-recovery-outline.pdf

Q5. Would you be able to assist us in implementing any priority projects?

Yes, NMFS would be willing to assist in some capacity with implementation of priority projects as part of a CRS credited Floodplain Species Plan for the Village of Key Biscayne. The amount of assistance we can provide will depend on a number of factors including the timing of the request, the duration of the project implementation phase, the types of projects proposed, and the relevance of the proposed plan to our work and expertise.

Review Requested - Floodplain Species Assessment draft - Village of Key Biscayne

Istambouli, Rashid (RER) <Rashid.Istambouli@miamidade.gov> Thu, Jan 26, 2023 at 4:17 PM
To: "rfusco.crsmax@gmail.com" <rfusco.crsmax@gmail.com>
Cc: "Istambouli, Rashid (RER)" <Rashid.Istambouli@miamidade.gov>, "Spadafina, Lisa (RER)" <Lisa.Spadafina@miamidade.gov>, "Velazquez, Christine (RER)" <Christine.Velazquez@miamidade.gov>

The attached electronic correspondence is being forwarded to you on behalf of Mr. Rashid Z. Istambouli, PE, Interim Director – Division of Environmental Resources Management.

Be advised that a paper copy will not follow via US Postal Service.

Frances Rodgers, Senior Executive Secretary

Division of Environmental Resources Management (DERM)

Office of the DERM Director

Regulatory and Economic Resources

701 NW 1st Court, 4th Floor, Miami, Florida 33136

(305) 372-6754 (305) 372-6759 fax

www.miamidade.gov/environment

"Delivering Excellence Every Day"

Please consider the environment before printing this email

MIAMI-DADE COUNTY

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6754 F 305-372-6759

miamidade.gov

January 26, 2023

Ms. Rebecca E. D. Fusco
CRS Max Consultants, Inc.

VIA EMAIL: rfusco.crsmax@gmail.com

RE: Draft Floodplain Species Assessment Report for the Village of Key Biscayne

Dear Ms. Fusco.

The purpose of this letter is to address the questions from your email dated November 14, 2022. Please see the below comments in response to the Village of Key Biscayne's Floodplain Species Assessment.

1. Are the lists of threatened and endangered species in the tables on page 3-7 appropriate and complete? Are there any species that should be moved from the first section of the table (to be included in floodplain planning efforts) to the next section of the table (and be excluded), or vice versa?

   - Of the plant species recommended for inclusion in the assessment, the only species currently present on Key Biscayne is beach clustervine/beach jacquemontia (*Jacquemontia reclinata*).
   - American chaffseed (*Schwalbea americana*) should be removed from the recommended for inclusion list as this plant has not been vouchered in Miami-Dade County.
   - Johnson's seagrass (*Halophila johnsonii*) should be removed from the recommended for inclusion list as the species was delisted in May 2022 as the result of new genetic data demonstrating that Johnson's seagrass is not a unique taxon but rather a clone of an Indo-Pacific species, *Halophila ovalis*.
   - We recommend that rare plant species on the county and state lists be included. One example is the state listed Biscayne Prickly Ash *(Zanthoxylum coriaceum*). The full county list of county, state and federally listed species is found in Appendix A and B of the County's Conservation element of the Comprehensive Development Master Plan. Golden leather fern (*Acrostichum aureum*) and Porter's spurge (*Chaemaesyce porteriana*) should be added to the list of recommended for inclusion. Both are endemic to Florida and found in Miami-Dade County. Golden leather fern is threatened in Florida and Porter's spurge is endangered in Florida. Despite absence from federal listings, many rate plant species have been extirpated from the island.
   - Florida prairieclover (*Dalea floridana*) has been documented on Key Biscayne; however, the species is listed as not present. Note that Florida prairieclover is endangered in Florida.
   - Note that the occurrences of Blodgett's wild mercury/Blodget's silvebush *(Argythamnia blodgetti*) in Miami-Dade County are restricted to pine rockland and rockland hammock systems. However, in Monroe County large populations of *A. blodgettii* can be found within coastal berm and coastal rock barren habitats.

2. Are there any species listed that the community should not spend time on? And why?

   - American chaffseed and Johnson's seagrass should be removed from the proposed species list as discussed above.

3. For those species that deserve attention from the community, do you have additional information on their habitats and threats?

   - Beach jacquemontia (*Jacquemontia reclinata*), Blodgett's silverbush (*Argythamnia blodgettii*), and Carter's mustard (*Warea carteri*) are all ecotone/transitional species and can be found in

varying habitats close to the coast. Special attention should be given to beach jacquemontia and Blodgett's silverbush as they are both endemic to Florida. Furthermore, beach jacquemontia and Carter's mustard are both federally endangered; however, the latter has a much wider range beyond Florida.

- It is recommended that the assessment include further narrative on the extirpation of the Miami blue butterfly from Key Biscayne as it is one of the most significant extirpations in Miami-Dade County in the last few decades.
- It is recommended that the United States Fish and Wildlife Service is consulted for planning considerations pertaining to active sea turtle nesting areas.

4. Are there any recovery actions that should be priorities to pursue?

- It is recommended that any proposal for habitat enhancement include a plan for the eradication of invasive exotic plant species.
- Recovery of species that have been extirpated from the island including planning re-introductions.
- Implement and partner on sea turtle recovery.

5. Would you be able to assist us in implementing any priority projects?

- Projects seeking to implement natural shoreline protections may require regulatory authorizations from County, State, and federal agencies. It is highly recommended that early coordination with Miami-Dade County's RER-DERM be sought to determine site appropriateness and consistency with the Code of Miami-Dade County.
- The Environmentally Endangered Lands Program would like to assist with priority projects including providing collaboration initiatives regarding Miami Blue butterfly and other rare/endangered butterfly recovery on the island.
- DERM can provide technical assistance for habitat considerations that go along with beach renourishment projects and technical staff can provide plant lists for rare native plants that used to occur within the Village of Key Biscayne. Dune species selection is a critical enhancement that can improve biodiversity on the island. Please note that some rare species have to be contract grown two years in advance of a project.

Also attached, please find a draft evaluation of Crandon Park prepared by our Environmentally Endangered Lands Program in 2004 which includes an inventory of rare and endangered plants within the EEL managed footprint on Biscayne.

Should you have any questions or need additional information, please contact my office at (305) 372-6754 or via email at Rashid.istambouli@miamidade.gov.

Sincerely,

Rashid Z. Istambouli, P.E., Interim Director
Division of Environmental Resources Management

ec: Lisa Spadafina, Senior Division Chief – DERM
Christine Velazquez, Division Chief - DERM

Appendix C: Review of Possible Recovery Actions

Proposed/ Possible Action items:

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Develop and implement public information and education programs (Eventually to Incorporate them into future PPI update)		All	330 Outreach & PPI				1
Y	Develop and implement a communication campaign in various media	All	330 Outreach & PPI	Communication Officer	Staff funded	ongoing	1
Y	Include messages on boating and fishing practices at public access points	Crocodile, Fish, Manatee, Coral	330 Outreach & PPI	Communication Officer	Staff funded	ongoing	1
Y	Maintain websites with comprehensive information	All	330 Outreach & PPI	Communication Officer	Staff funded	ongoing	1

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
y	Continue to develop and disseminate outreach projects to mitigate human-wildlife conflict and encourage appreciation for and peaceful coexistence with native wildlife (as an example see the Florida Fish & Wildlife "Living with American Crocodiles" brochure: https://myfwc.com/media/1849/livingwithcrocodiles.pdf)	Crocodile, Bat, Snake	330 Outreach & PPI	Communication Officer	Staff funded	ongoing	1
N	~~Place road signs at wildlife crossings~~ No fatalities or issues with roadway crossings reported.	~~Crocodile~~	~~330 Outreach & PPI~~	~~Communication Officer~~	~~Staff funded~~	~~ongoing~~	~~1~~
y	Distribute educational brochures and factsheets	All	330 Outreach & PPI	Communication Officer	Staff funded	ongoing	1
y	Advertise regulations prohibiting harassment, feeding or harvesting	Crocodile, Snake, Manatee, Butterfly, Fish	330 Outreach & PPI	Communication Officer & Code Compliance	Staff funded	ongoing	1
Y	Extensive communications and reminders sent to property managers regarding lighting, storage, and expected space required around nesting sites in the weeks leading up to nesting season.	Sea Turtles	330 Outreach & PPI	Code Compliance	staff funded	ongoing	1
Y	Provide map information on sensitive areas in response to resident inquiries	All	320 Map Information (M17)	Zoning & Planning	staff funded	ongoing	1

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Y	Provide more detailed references: recovery plans, similar technical references, and this Assessment can be added to the public library's card catalog and linked on a separate "Threatened and Endangered Wildlife" page on the Village's website	All	350 Flood Protection Info (LPD and WEB1)	Communication Officer	Staff funded	ongoing	1
Manage habitat to maximize survival and productivity:		All					2,3
Y	Maintain natural coastal formations that perpetuate high quality breeding and basking habitat by widening sandy beach area and restoring dunes. Previous efforts have considerably increased habitat for turtle nesting and the Village is committed to continuing this effort.	All	420 open Space (OSP, NFOS, CEOS)	Public Works	CIP and State funding - beach renourishment project	2025	2,3
Y	Reduce disturbance from humans and pets (including a review of Village procedures to reduce disturbance caused by routine beach maintenance)	All	540 (Drainage System Maintenance)	Public Works	staff funds	ongoing	2
Y	Monitor and manage invasive vegetation in habitats, including replanting native vegetation. Incorporate native vegetation into beach landscaping projects and reduce or remove non-native vegetation	All	420 open Space (OSP, NFOS, CEOS)	Public Works	CIP and State funding – component of beach renourishment projects	2025	2

Floodplain Species Assessment & Plan

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Y	Preserve public beaches and parks as managed open space and, if possible, restore or preserve natural water storage and drainage patterns.	Birds, Sea Turtles, Crocodile, Plants	420 open Space (OSP, NFOS, CEOS)	Public Works	staff funds	ongoing	3,4
Y	Follow existing regulations governing coastal development practices, such as beach nourishment and shoreline armoring and coordinate with issuing agencies such as Army Corps of Engineers, DEP, FFWCC.	Birds, Sea Turtles, Plants	420 Open Space Preservation, 430 Higher Regulatory Standards	Public works in coordination with Coastal Engineering firm	staff funds	ongoing	2,3
Y	Regulate coastal construction actions to minimize harm	Manatees, Fish, Sea Turtles, Crocodile, Plants	430 Higher Regulatory Standards	Building Department/ by ordinance	staff funds	ongoing	3
Y	Continue enforcing requirement for all waterfront properties which have any beachside activities to file an annual Beach Management plan which allows us to update plans based on current regulations.	Sea Turtles	430 Higher Regulatory Standards	Code Compliance/ ordinance	staff funds	ongoing	3
Y	Continue nighttime inspections of lighting to ensure compliance with state rules regarding the proper amber light spectrum lighting.	Sea Turtles	430 Higher Regulatory Standards	Code Compliance/ ordinance	staff funds	ongoing	3

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Y	Continue inspections of equipment and any items stored on the beach for compliance with regulations in the weeks leading up to nesting season.	Sea Turtles	430 Higher Regulatory Standards	Code Compliance/ ordinance	staff funds	ongoing	3
Y	Support ongoing County efforts to implement the Sea Turtle Beach Monitoring program within the Village. County actions include: • Conducting beach surveys in the mornings during nesting season and marking off nest areas so they can be easily seen and avoided by property owners, the public & Village staff. • When appropriate, using caging or other methods to protect the nests from predation • Training County staff to reinforce standardized methods for marking and inventorying nests	Birds, Sea Turtles		Miami Dade County/ Sea Turtle Beach Monitoring Program	County budget	ongoing	2
Y	Respond to "Obstructed Nesting Attempt and Disorientation" reports issued by Miami-Dade County/Sea Turtle Beach Monitoring Program and work with property owners to address and, whenever possible, correct the conditions causing the obstruction	Sea Turtles		Code Compliance /ordinance	staff funded	ongoing	2

Floodplain Species Assessment & Plan

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
y	Continue enforcing ordinances and building codes that protect nesting beaches from light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings	Sea Turtles	430 Higher Regulatory Standards	Code Compliance /ordinance	staff funded	ongoing	2
Y	Reduce the transfer of pollution, particularly plastic waste, from the land into the sea by contracting a company to conduct daily beach cleaning activities according to FDEP and FFWCC beach cleaning permit requirements (developed to reduce the effects of beach cleaning on nesting beaches).	Birds, Manatees, Sea Turtles, Coral, Fish		Public Works	general fund/contracted service	ongoing	2
Y	Maintain public beaches according to best practices that reduce light pollution, obstruction, and other activities and/or conditions that may threaten the success of nesting turtles or pose risks to hatchlings.	Sea Turtles		Public Works	staff funded	ongoing	3
Y	Continue implementing Village “Iguana Control System” to mitigate the risks these exotic animals pose to the viability of the native species and vegetation.	Butterfly, Plants		Parks & Recreation	general fund/ contracted service	ongoing	2,3

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
N	~~Install box culverts to allow safe roadway crossings.~~ No fatalities or issues with roadway crossings reported. Crocodiles cross roadways in parks to the north and south of Village but do not cross Village roadways. However, there have been issues report with wildlife accessing Village equipment and pump stations. See next action item added as a result of this discussion.	~~Crocodile, Snake~~		~~xxx~~	~~xxx~~	~~xxx~~	~~2~~
Y	Prevent wildlife fatalities by installing barriers and backflow preventers where necessary to protect crocodiles and other species from access to areas and equipment (such as pump stations) that may pose a danger to the animal.	Crocodile, Snake, Manatee, Fish		Public Works	Existing Public Works budget: utility maintenance funding	ongoing	
Y	Enforce regulations prohibiting harassment, feeding or harvesting by referring suspected or reported incidents to the appropriate law enforcement agency.	Crocodile, Snake, Manatee, Butterfly, Fish, Plants		Code Compliance	Staff funded	ongoing	2,3

Floodplain Species Assessment & Plan

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Y	Evaluate the Village use of pesticides and herbicides and adjust use to promote conservation of native species	Plants, Butterfly, Birds		Code Compliance/ Public Works	Staff funded	ongoing	2,3
	Monitor and improve the quality of stormwater runoff	Sea Turtles, Birds, Manatees, Coral, Fish, Crocodile	450 Stormwater Management (SMR)	Code Compliance/ Public Works	staff funds	ongoing	3
Y	Enforce erosion control measures to prevent excess sediment from entering waterways	Coral, Fish, Manatees	450 Stormwater Management (SMR)	Code Compliance / Public Works/ by ordinance	staff funds	ongoing	3, 4

Floodplain Species Assessment & Plan

Include?	Action item	Species/ Group	CRS Elements/ Activities	Department/ Responsible Party	Funding Source	Timeline (Year #)	Objective
Y	Install Stormwater Filters	Sea Turtles, Birds, Manatees, Coral, Fish, Crocodile	450 Stormwater Management (SMR)	Public Works	DEP Grant/Stormwater Fund	2023	3,4
Y	Evaluate the Village use of fertilizers and adjust use to protect water quality	Sea Turtles, Birds, Manatees, Coral, Fish, Crocodile		Code Compliance /by ordinance	staff funds	ongoing	3, 4
Y	Develop, Implement, Evaluate & Update "Floodplain Species Assessment & Action Plan" with annual review and updates every 10 years	All	510 Floodplain Management Planning (NFP)	Building, Zoning and Planning Dept	Staff funds	2023	All

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Brett G. Moss,
Edward London
Allison McCormick
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Mayor Rasco and Councilmembers

THRU: Steven C. Williamson, Village Manager

FROM: Jeremy Calleros Gauger, Director – Building, Zoning, & Planning Department

RE: 12-24 Crandon Boulevard: Site Plan Review
"Key Biscayne Gateway"

APPLICATION SUMMARY

Applicant	ES KB Partners, LLC.
Request	Site Plan Approval for a new two-story, commercial building consisting of 10,064 SF of retail and 15,517 SF of office with a surface parking lot and underground level parking area with a total of 100 parking spaces.
Site Address	12-24 Crandon Boulevard
Master Plan	Commercial
Zoning District	C-1 – Low Intensity Commercial
File Number	SP-DRY 22-00030
Recommendation	Approval with Conditions

BACKGROUND

The application has been found to meet review criteria without condition except for Criteria 6, Level of Service. In particular, traffic is negatively impacted. Florida Statutes allows an applicant to offset negative impacts via provisions in Title XI County Organization And Intergovernmental Relations, Chapter 163 Intergovernmental Programs, 163.3180 Concurrency —

"c. Allow an applicant for a... ...land use development permit to satisfy the transportation concurrency requirements of the local comprehensive plan... ...if:

(I) The applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements in a manner consistent with this subsection.

(II) The proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. A local government may accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.

d. Provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development."

EXPLANATION AND ANALYSIS

The site plan review is designed to achieve the following objectives:

1. To ensure infrastructure (water, sewer, and roads) is in place when development is completed.
2. To encourage logic, imagination, and variety in the design process.
3. To ensure that projects are compatible, both aesthetically and functionally, with the surrounding area.
4. To promote excellence in urban design.
5. To encourage buildings that are consistent with the high-quality environment associated with the Village.

Site Plan Review Criteria: For the project to move forward, the Village's Zoning and Land Development Regulations require the site plan for the above-captioned project be approved by the Village Council. To approve a site plan, the Council must find that the project is consistent with the following Site Plan Review Criteria as well as Government Use district criteria:

Criteria 1 **Natural Environment**

All proposed developments shall be designed to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, to conceal unattractive Uses, and to improve the tree canopy in the Village. In all instances the Village's tree protection, landscaping and all other applicable Regulations shall be fully complied with as minimum standards.

Analysis The site plan submittal includes landscaping plans sheets LA-01, LA-02, LA-03, and LA-04. The project consists of the removal of sixteen (16) trees in total. Of those 16, three (3) are Live Oak, street trees, with the remaining removal occurring within the lot. One (1) Seagrape will be retained as part of the overall landscape design for this development, which also includes a variety of newly added shade trees as well as a robust number of shrubs and groundcover providing shade and visual order to the parking lot. In addition, this project proposes planting 50% more trees and 40% more shrubs than what the Code currently requires. Street trees will be used to define the street edge and give visual quality to the building and framing the views from Crandon Boulevard.

Finding Consistent

Criteria 2 **Open Space**

Adequate landscaped open space shall be provided which meets the needs

and demands of the proposed Development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the Building, Zoning and Planning Director and Village Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or User composition of the proposed Development.

a. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed Structures, to provide buffers between the project and adjacent Uses, to facilitate pedestrian movements within the Development, and to improve the overall visual quality of the site and neighboring area.

b. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located to permit easy Access to all residents or Users within a Development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

Analysis The project proposes an active open space on the rooftop of the commercial building that includes 4 Padel ball courts. The courts will be substantially screened from view with shrubbery all along the front and north and south sides of the courts. The private, publicly available, recreational accessory use of the Padel courts complements nearby parks such as the Village Green and Calusa Park. However, no passive open spaces proposed within this project.

Finding Consistent

Criteria 3 **Circulation and Parking**

All circulation systems and Parking facilities within a proposed Development shall be designed and located in such a manner as to comply with the following:

a. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed Development while discouraging excessive speeds and accommodating pedestrian and bicycle traffic. Said systems shall be separated or buffered insofar as practicable from pedestrian circulation systems. Pavement widths and Access points to peripheral Streets shall be provided which adequately serve the proposed Development and which are compatible and functional with circulation systems outside the Development.

b. Whenever possible in proposed residential Developments, living Units should be located on residential Streets or courts that are designed to discourage nonlocal through traffic.

c. Off-Street Parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the Uses to which they are accessory and not create incompatible visual relationships.

d. Safe and efficient Access to all areas of the proposed Development shall be provided for emergency and service vehicles, as required by Chapter 52.11 of the Florida Building Code.

e. Sidewalks shall be provided as required by the Village Regulations.

f. Handicapped accessibility shall be provided as required by all applicable regulations.

Analysis

The following analysis is alphabetically keyed to the above criteria:

a. Vehicular access to the site is provided through one, two-way driveway located along Crandon Boulevard. Pedestrian access to the building will be via the steps on Crandon Boulevard at the site's southeast corner. Cyclist access is also located via Crandon with several bicycle storage racks located mostly on the underground level parking and a small number near the landscape terrace to the north of the site. The loading area for the proposed project is within the ground floor parking lot. The loading area consists of two (2) 10'x25' loading bays. Access to the loading area will be through the two-way, right-in/right-out driveway located on Crandon Boulevard, turning right, and circulating within the site's parking lot. The trucks or vans will exit the loading area by exiting the parking garage and making a right turn onto southbound, Crandon Boulevard. To mitigate conflicts with other vehicles within the parking garage, the loading area will be managed by a building manager and loading hours will be restricted to off-peak hours only.

b. Not applicable

c. The project seeks to provide for more parking spaces than what is currently required by the Code. Office and retail uses require 97 parking spaces. The applicant proposes 100 parking spaces. The parking lot is located and designed behind the building conveniently serving the commercial uses and allowing the building to be the prominent feature when driving down Crandon Boulevard.

d. The development is required to meet all applicable codes, including the Florida Building Code, which shall be reviewed at the building permitting stage. Safe and efficient Access to all areas of the proposed Development shall be provided for emergency and service vehicle.

e. All sidewalks and walkways shall meet or exceed Village standards.

f. Handicapped accessibility shall be provided as required by all applicable regulations. The site plan includes five (5) handicapped parking spaces located on the underground and surface level parking lots.

Finding Consistent

Criteria 4 **Community Service and Utilities**

All proposed Developments shall be designed and located in such a manner as to ensure the adequate provision, Use and compatibility of necessary community services and utilities.

a. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with Village standards for location and design. Where necessitated by the size of the Development and/or by the unavailability of Village treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with Village and State standards and Regulations.

b. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum Use and collection convenience, shall be provided in accordance with all applicable Village standards.

c. A well-designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient Access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all Persons within the project.

Analysis

The following analysis is alphabetically keyed to the above criteria:

a. When the plans are submitted for a building permit, the Village and Miami-Dade County Water and Sewer Authority will require the appropriate connections.

b. The proposed development includes one 6-foot-high Concrete Masonry Unit (CMU) dumpster enclosure on the southwest end of the lot abutting the loading spaces.

c. During the building permit review, the Fire Department will ensure that the project meets all the applicable fire-related life safety codes.

Finding

Consistent

Criteria 5

Buildings and Other Structures

All Buildings and Structures proposed to be located within a Development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all Buildings and Structures:

a. Proposed Buildings and Structures shall be related harmoniously to the terrain, other Buildings, and the surrounding neighborhood, and shall not create through their location, style, color, or texture incompatible physical or visual relationships.

b. All Buildings and Structures shall be designed and oriented in a manner ensuring maximum privacy of Residential Uses and related activities both on the site being developed and property adjacent thereto.

c. All permanent outdoor identification features which are intended to call attention to proposed projects and/or Structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size

and scale necessary for the recognition from vehicles moving along adjacent Streets at prescribed legal speeds.

Analysis

The following analysis is alphabetically keyed to the above criteria:

a. The proposed commercial building will be as close as possible to Crandon Boulevard. and will not exceed the maximum required height for the zoning district nor exceed the allowable heights of the surrounding developments.

b. The building is sited as close as possible to the street while meeting the required setbacks for Commercial development.

c. All signage shall be submitted as part of a separate building permit and must conform to the sign regulations of the Village Zoning and Land Development Regulations.

Finding

Consistent

Criteria 6

Level of Service Standards

For the purpose of the issuance of Development orders and permits, the Village has adopted level of service standards for public facilities and services which include roads, sanitary sewer, schools, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove Concurrency pursuant to the Land Development Regulations.

Analysis

The necessary facilities must be in place and the Village's level of service standards must be met prior to a development permit being issued.

- The proposed commercial building would not create an impact on school concurrency since this is not a new residential development.
- Drainage is a significant concern for Village-wide infrastructure. The proposed development must accommodate at minimum, the runoff generated during a 5-year, 1-hour storm per South Florida Water Management District standards and Miami-Dade County

regulations, (approximately equivalent to 3.3 inches of rainfall). The site must slope away from property lines and have drains which capture water on-site so the site does not contribute to flooding in the right-of-way or on adjacent properties. Per Sec. 10-73(4) of Village ordinances, street flooding must be accounted for so it does not impact the building.

A traffic study was submitted and analyzed by the Village Public Works Department. The following is a summary of those findings and potential concerns for the project:

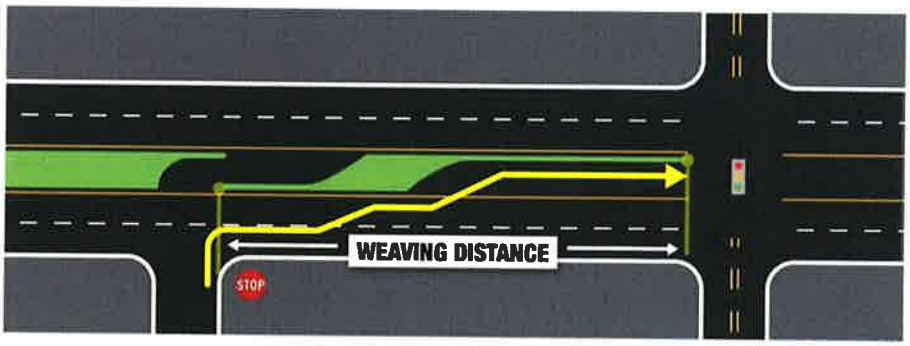
- The development will generate 81 AM peak hour trips (57 in-27 out) and 134 PM peak hour trips (55 in – 79 out).
- The study assumes a conservative 7% trip generation reduction accounting for alternative modes.
- The report assumes 50% of the trips to/from within the Village, and 50% from outside of Village boundaries.
- The focus intersection, Crandon Boulevard at Harbor Drive, currently operates below the acceptable levels of service and will remain below the LOS standards with the development in place.

Concerns:

1. The development location and driveway access will further worsen the existing conditions. Vehicles exiting from the development driveway will need to enter the southbound left turn lanes, and consecutively will attempt to enter the southbound left turn lanes to make a U-turn at the Crandon Boulevard and Harbor Drive intersection. The existing southbound left turn lane capacity is 150 feet. Under the existing conditions the existing queue length at this turn lane is 177 feet during the AM peak times and 185 feet during the PM peak times. With the

development in place the queue length will increase to 255 feet during the AM peak hours and 287 feet during the PM peak hours, further exacerbating the bottlenecking at the village entrance.

2. Vehicles exiting the development driveway to leave the Island will require sufficient distance to be able to merge and safely weave through the southbound Village entrance traffic to enter the exclusive left turn lanes at Crandon Boulevard and Harbor Drive intersection. Based on the FDOT (Florida Department of Transportation) Access Management Guidebook published in 2019, the recommended distance from the driveway to the signalized intersection is 550 feet. The distance from the proposed development driveway is 320 feet. The lack of distance thereof creates safety concerns as vehicles will need to weave through multiple lanes and a bicycle lane to access the turn lane. In addition to the safety concerns, this movement will heavily rely on vehicles yielding the way for merging vehicles which will further exacerbate the delays endured by motorists entering the Village.



Conclusion:

The development traffic impact study analyzed six (6) intersections and the project driveway. Based on the analysis, all intersections operate at an acceptable level of service based on the Village of Key Biscayne 2018 Evaluation and Appraisal Report (EAR) of the Comprehensive Plan and the Village of Key Biscayne Master Plan amended December

9, 2008, except for Crandon Boulevard and Harbor Drive intersection which is currently operating below the acceptable thresholds and will continue to fail in the future with project in place. The traffic impact analysis at the request of the Village has analyzed the turn lane capacity and utilization. Based on the agreed trip distribution and assignment to the roadway network, the development traffic will further exacerbate the spillage from the turn lanes to through lanes at the Crandon Boulevard & Harbor Drive. The development team has developed proportionate fair share calculations for a future project improving this intersection expanding the turn lanes. The proportionate funds allocated for these improvements are not necessarily to be spent on extending the turn lanes as some expansions may not be feasible. Based on the calculations the development will allocate $115,115.48 on intersection improvements. The traffic impact study and proportionate fair calculations can be found in additional attached documents to this application.

Finding Consistent based on conditions.

Criteria 7 **Density Standards**

No Site Plan shall be approved which would permit any Development which would result in an increase in residential Density in excess of the Density previously approved for the subject property by a valid Development Order.

Analysis The proposed project calls for a commercial building with no residential uses on site.

Finding Not Applicable

Criteria 8 **Other Requirements**

Requirements and recommendations as provided in the Village tree and

	landscape Regulations shall be observed as will the requirements of all applicable standards and Regulations.
Analysis	The project exceeds the landscape requirements that are set forth in the Zoning and Land Development Regulations and is pursuant to all other standards and regulations.
Finding	Consistent

RECOMMENDATION

Staff recommends approval of the project subject to the following conditions:

1. In accordance with Florida law, the Applicant shall enter into a Transportation Proportionate Share Mitigation Agreement between the Village (the "Village") and ES KB Partners, LLC (the "Applicant), collectively referred to as (the "Parties") regarding necessary mitigation required for construction of certain roadway improvements to address the deficiency of transportation links, which are currently overcapacity and operating below the Village's adopted Level of Service, as provided for in the Transportation Proportionate Fair Share Agreement regarding road improvements to the intersections of Crandon Boulevard and Harbor Drive (the "Agreement"). The proportionate fair share calculation, totaling $115,115.48 is agreed upon by the Parties and is the Applicant's proportionate fair share contribution ("Proportionate Fair Share") required under Chapter 163.3180, Florida Statutes and necessary for construction of the transportation improvement. The Applicant shall submit payment of the requisite Transportation Proportionate Fair Share Mitigation prior to issuance of a Building Permit or within sixty (60) days from the effective date of this Resolution, whichever occurs first.
2. Applicant shall submit a payment of $115,115.48 to the Village for general transportation/traffic mitigation purposes prior to issuance of a Building Permit or within sixty (60) days from the effective date of this Resolution, whichever occurs first.
3. The minimum parking facilities required by the Village's Zoning and Land Development Regulations for each use on the Property shall be maintained and continued for as long as each use giving rise to the requirement is continued.

4. Parking substitutions allowing the replacement of vehicular parking with golf cart and bicycle parking are not permitted unless a permanent legal route is available for golf carts to access the Property's parking lot. Golf carts are currently prohibited from using Crandon Boulevard outside Village limits.
5. The Property must continuously provide and maintain at least four (4) Electric Vehicle (EV) charging stations.
6. Issuance of this development permit by the Village does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
7. All applicable local, state, and federal permits must be obtained before commencement of the development.
8. Non-material modifications of the site plan, which do not increase the intensity of the development, and are substantially in accordance with the site plan submitted, may be administratively approved by the Building, Zoning, and Planning Director. All other changes shall be approved by the Village Council after a public hearing.
9. The resolution for this site plan approval must be recorded with the Miami Dade County Clerk of Courts and must be submitted to the Village Clerk before approval of the Building Permit.

CONCLUSION

Based on Findings and relevant background information, staff recommends that Council approve of the resolutions/ordinance.



Hamed Rodriguez
Digitally signed by Hamed Rodriguez
Date: 2023.03.21 11:11:35 -04'00'

KEY BISCAYNE GATEWAY

12 + 22-24 CRANDON BLVD, KEY BISCAYNE, FL





ZONING DATA

LOT AREA 59,815 SF 1 35 ACRE
FLOOD ELEVATION COASTAL A ZONE, BFE 9'

ZONING CLASSIFICATION: C-1 LOW INTENSITY COMMERCIAL DISTRICT

F A R LOTS BETWEEN 21,000 SF AND LESS THAN 60,000 SF	BASE F A R. 0.20 OR 20% : 11,763 SF	ALLOWED F A R. (W/ BONUS) 55% OR 32,348 SF PROPOSED F A R. 43% OR 25,581 SF
LOT COVERAGE	ALLOWABLE 35% 20, 585 SF	PROPOSED 35% 20,585 SF
SETBACKS	ALLOWABLE	PROPOSED
CRANDON BLVD	10' FOR 2 STORIES	10'-0"
SOUTH SIDE	0-5' -0"	10'-0"
NORTH SIDE	35'-0"	35'-0"
REAR (WEST) SIDE	0' -0"	47'-0"
MAX HEIGHT AS MEASURED FROM BFE 39'	ALLOWABLE 39-0"	PROPOSED 34'-10"
	REQUIRED	PARKING REQUIRED
1ST LEVEL	10,064 SF OF RETAIL	40.2 SPACES
2ND LEVEL	15,517 SF OF OFFICE	51.7 SPACES
3RD LEVEL	2 PER COURT	8 SPACES
	REQUIRED	PROVIDED
	99.9 PARKING SPACES	100 PARKING SPACES
BICYCLE PARKING	REQUIRED 20% OF 52 OR 11 1 FOR EVERY CART OR 20 5 ADDITIONAL NOT RECRD	PROVIDED 11 23 — 39 (34 COVERED) 5
LOADING BERTHS	REQUIRED (2) 10' X 25'	PROPOSED (2) 10' X 25'

F.A.R. BONUS SCHEDULE

1. ELEVATION FACING THE STREET	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Fire/Error zoning Code requires 30%of elevation to be windows Bonus for additional windows.	0.0005	0 05	2,862.4 sf.	1 43 (0 05)	FULLY COMPLY
B. Steps in front of the storefront leading to the street	0 0005	0 05	67.3	0 034	FULLY COMPLY
C. Variation in vertical roof lines.Providing the length of the roof element is not less that 25% of the length for the largest roof	0 0003	0 08	61 6	0 02	FULLY COMPLY
D. Variation in building wall plane	0 0003	0 08	347.5	0 104 (0 08)	FULLY COMPLY
E. Mansard or pitched roof facing a street	0 0003	0 08		0	NOT PURSUED
F. Ornamental roveslls, dorsgns, or trellis	0 002	0 02		0	NOT PURSUED
G. Open balconies with 75%-of each side having railings	0 0001	0 02		0	NOT PURSUED
H. Porch or covered terrace (not a balcony)	0 00003	0 08	3,657	0 109 (0 08)	FULLY COMPLY
		0.46		0.264	

ZONING DATA (CONTINUED)

2 COURTYARDS AND PASSAGEWAYS TO INTERIOR PUBLIC SPACES	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Interior courtyards	0 000007	0.07		0	NOT PURSUED
B. Pedestrian Passage ways to interior courtyards. No pedestrian passageway can be an interior courtyard	0 000007	0.07		0	
		0 14		0	

3. CLUSTERING OF BUILDINGS FOR PROJECTS WITH 60K SQ. FT. OR MORE OF LAND	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Provided no individual building floor area is less than 35% of the largest building floor area. Buildings may be connected by roofed passageways	0 05	0 15		0	NOT PURSUED
		0 15		0	

5 USE	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Automobile repair	0 03	0.09		0	NOT PURSUED
B. Service Station	0 02	0.08		0	
		0 17		0	

6. PARKING GARAGES	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Finished floor located below grade in a garage that contains >50% of the required parking spaces.	0 05	0.2		0	NOT PURSUED
		0 2		0	

7 AT GRADE PARKING LOTS	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. When access is provided to an adjacent parking lot	0 025	0.025		0.025	NOT PURSUED
				0	

8. LANDSCAPING	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
A. Shade trees	0.005	0.05		0 05	FULLY COMPLY
B. Shade trees	0 00005	0 01		0 01	
C.Ground cover	0 00005	0 01		0 01	
D. Planter boxes	0 00005	0 01		0 01	
		0 008		0 08	

LOT AREA > 21,000 S F. < OR = 60,000 S F	RATIO BONUS	MAX. BONUS	PROPOSED SF or LF	PROPOSED BONUS FAR	VARIANCE
FAR may be increased to .55 by A. 0.025 if subterranean parking receives the bonus and/or	0 025			0	
B. 0.025 if parking garage is sited at least 50 ft. from a public street.	0 025			0 025	FULLY COMPLY
				0.025	
MAXIMUM BASE F.A.R. WITH BONUS				0.55	

ARCHITECT INC.
Hamed Rodriguez
Digitally signed by Hamed Rodriguez
Date: 2023.03.21 11:13:00 -04'00'

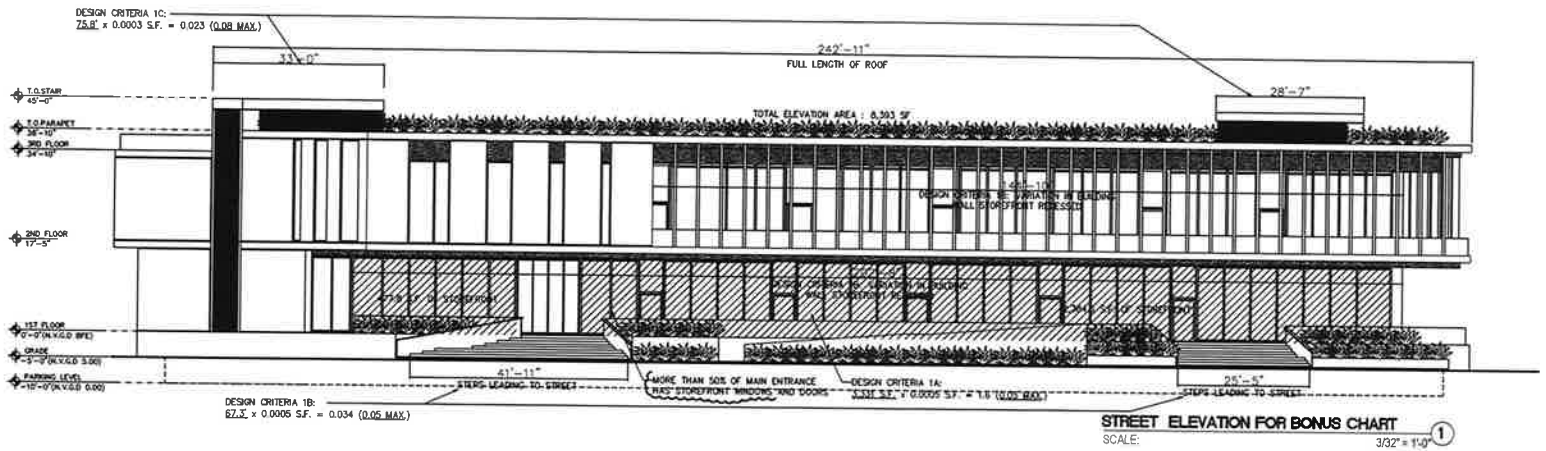
NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

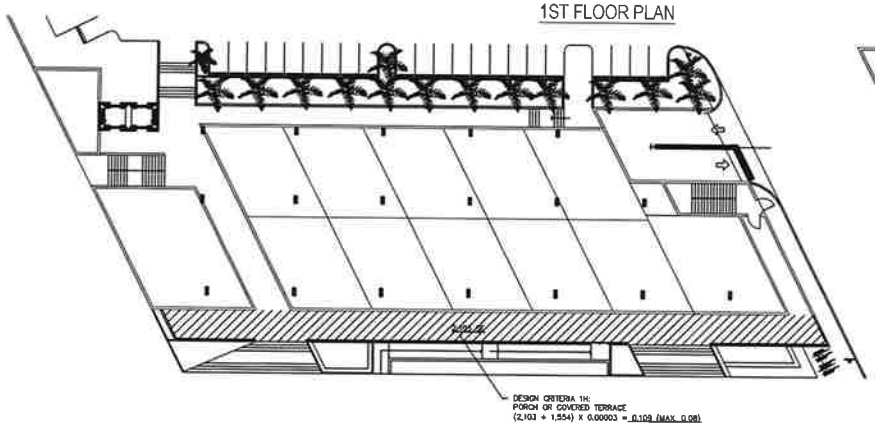
COMM NO	
ISSUE DATE	10-24-2022
REVISED	03-21-2023
SCALE	AS NOTED
DRAWN BY	HR
CHECKED BY	HR

SHEET A0.1

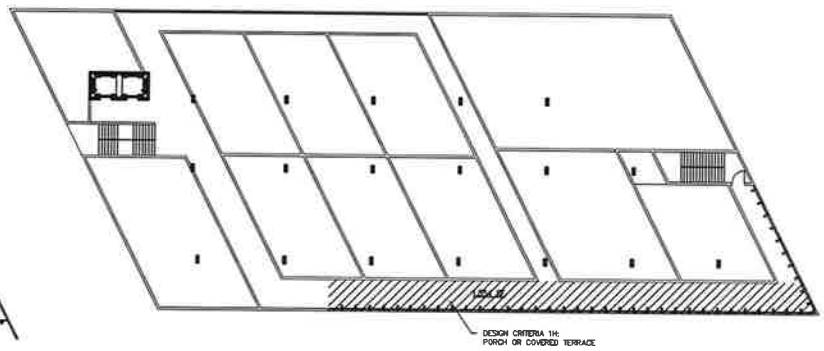


STREET ELEVATION FOR BONUS CHART
SCALE: 3/32" = 1'-0" (1)

1ST FLOOR PLAN



2ND FLOOR PLAN



ARCHITECT INC.

Hamed Rodriguez
Digitally signed by Hamed Rodriguez
Date: 2023.03.31 11:13:32 -04'00'

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

COMM NO
ISSUE DATE
REVISE DATE
SCALE AS NOTED
DRAWN BY HR
CHECKED BY HR

SHEET A0.2

SHEET
A1.0

COMM. NO.	
ISSUE DATE	10-24-2022
PILOT DATE	10-24-2022
SCALE	AS NOTED
DRAWN BY	HR
CHECKED BY	HR

NEW BUILDING FOR:

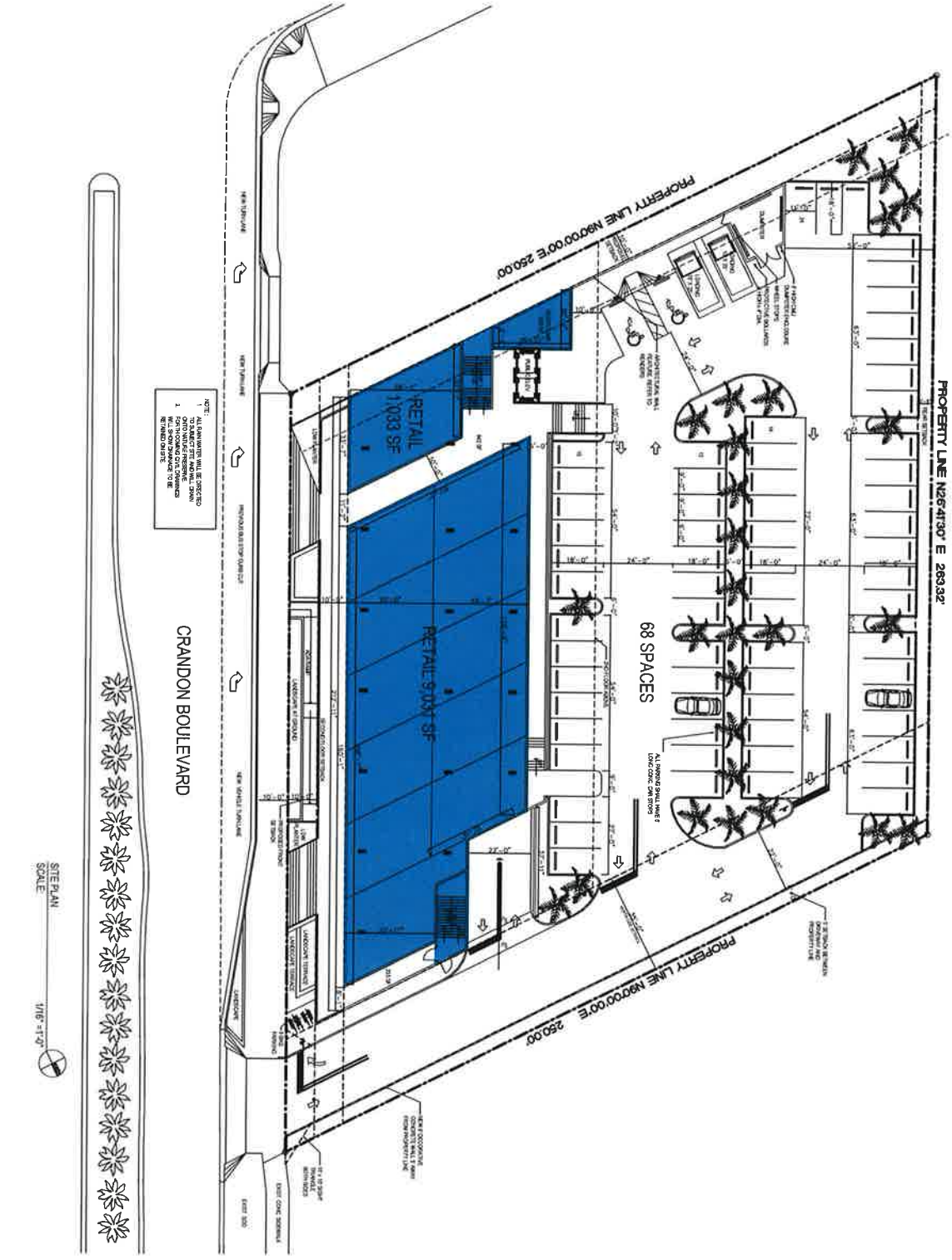
KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

ARCHITECT INC.

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2022.10.24 11:14:20 -04'00'



SHEET	NEW BUILDING FOR:		
A1.1	COMM NO	----	KEY BISCAYNE GATEWAY
	ISSUE DATE	10-24-2022	12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.
	PLOT DATE	10-24-2022	
	SCALE	AS NOTED	
	DRAWN BY	HR	
	CHECKED BY	HR	

ARCHITECT, INC.

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2021.03.31 11:11:47 -04'00'

SHEET

A1.2

COMM. NO.:	----
ISSUE DATE	10-24-2022
PLOT DATE	10-24-2022
SCALE:	AS NOTED
DRAWN BY:	HR
CHECKED BY:	HR

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

ARCHITECT INC.

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2021.03.31 11:15:39 -04'00'

SHEET
A1.3

COMM NO
ISSUE DATE 10-24-2022
PLOT DATE 10-24-2022
SCALE AS NOTED
DRAWN BY HR
CHECKED BY HR

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD, KEY BISCAYNE FL.

ARCHITECT INC

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2023.03.31 11:55:58 -04'00'

SHEET

A2.0

COMM. NO.	
ISSUE DATE	10-24-2022
PLOT DATE	10-24-2022
SCALE	AS NOTED
DRAWN BY	HR
CHECKED BY	HR

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

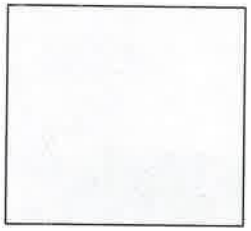
ARCHITECT INC

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2023.03.21 13:16:17 -04'00'

MATERIALS

1. SMOOTH STUCCO



2. DEKTON - KERANIUM MATTE FINISH

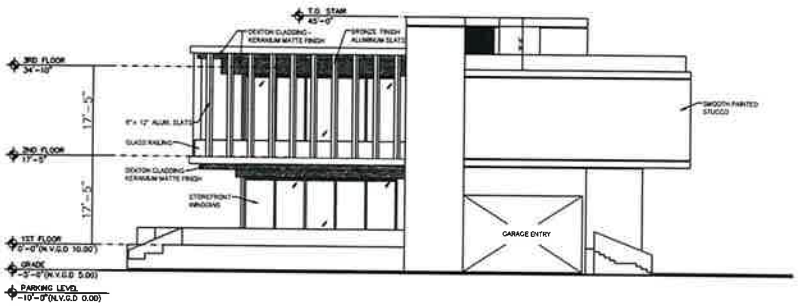


3. BRONZE FINISH ALUM.

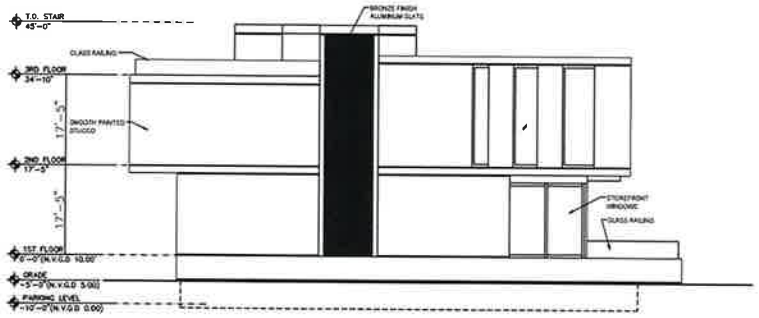


4. BRONZE FINISH ALUMINUM SLATS





SIDE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" 3



SIDE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" 4

Hamed Rodriguez
Digitally signed by Hamed Rodriguez
Date: 2023.03.21 11:16:36 -04'00'

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

COMM NO: ---
ISSUE DATE: 10-24-2022
PLOT DATE: 10-24-2022
SCALE: AS NOTED
DRAWN BY: HR
CHECKED BY: HR

SHEET A2.1

SECTION
SCALE 3/16" = 1'-0" (1)

SHEET
A3.0

COMM NO
ISSUE DATE 10-24-2022
PLOT DATE 10-24-2022
SCALE AS NOTED
DRAWN BY HR
CHECKED BY HR

NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

ARCHITECT INC.

Hamed Rodriguez

Digitally signed by Hamed Rodriguez
Date: 2023.03.21 18:21:17 -04'00'

SITE PLAN DRAWINGS
FOR
KEY BISCAYNE GATEWAY
12 AND 22-24 CRANDON BOULEVARD
KEY BISCAYNE , FLORIDA 33149

GENERAL NOTES

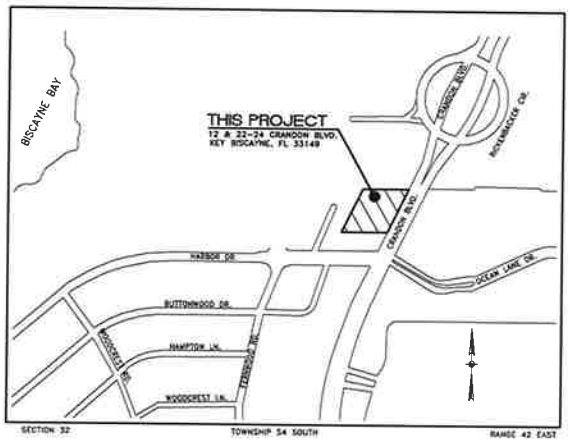
1. ELEVATIONS SHOWN HERE ON ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) MIAMI DADE COUNTY BENCHMARK NO. MI-11; ELEVATION = 4.35'.
2. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
5. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
6. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESES DRAWINGS OR NOT.
8. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED COMPASS SURVEYING, INC., WEST PALM BEACH, FLORIDA DATED JULY 29, 2021, REVISED SEPTEMBER 1, 2021.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION = 9.0' (N.G.V.D. 1929), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 120648 0483 L, FLORIDA MAP REVISED DATE: SEPTEMBER 11, 2009.

PAVING-GRADING-DRAINAGE NOTES

1. HORIZONTAL AND VERTICAL CONTROL POINTS SHALL BE PROVIDED BY THE OWNER. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT CONTROL POINTS ARE DISTURBED BY CONTRACTOR, CONTRACTOR SHALL PAY FOR ALL RESETTING OF CONTROL POINTS.
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
4. ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS SHOWN IN THESE DRAWINGS.
5. WHERE APPLICABLE, SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
6. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY FINISHES.
9. FINAL GRADING OF LANDSCAPING AREAS SHALL BE COORDINATED IN THE FIELD WITH ENGINEER/LANDSCAPE ARCHITECT. COMPACTED FILL IN LANDSCAPED AREAS SHALL BE PLACED SUCH THAT 12 INCHES OF TOP SOIL MAY BE PLACED BETWEEN THE COMPACTED FILL AND FINISHED GRADE.
10. TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.

ADA COMPLIANCE NOTES

1. THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FBC 7TH EDITION (2020) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDEXES 304, 310 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%). RAMPS MUST ALSO COMPLY WITH FBC BUILDING 1010 AND FBC ACCESSIBILITY 405.
3. PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
4. ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).



LOCATION SKETCH
SCALE: 1" = 300

FOLIO NO.: 24-4232-002-0020/0021/0030

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, OF THE SUBDIVISION OF A PORTION OF MATHESON ESTATES, RECORDED IN PLAT NOOK 46, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 150 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO A POINT; THENCE RUN NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 150 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING OF SAID TRACT 1. EXCEPT THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, PLAT BOOK46, PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PORTION OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 113.32 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO A POINT; THENCE RUN NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF TRACT 1, A DISTANCE OF 113.32 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF TRACT 1, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

UTILITY DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN BASED UPON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO INITIATE WORK.
2. ALL EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES.
3. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
4. LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
7. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.
9. ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL HAUL ROUTES, TO AND FROM THE SITE, FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.

STRIPING AND SIGNAGE NOTES

1. ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
3. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH VILLAGE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
4. STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE, WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
5. REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPM'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

INDEX OF DRAWINGS

DWG. NO.	TITLE
C-1	COVER SHEET
C-2	STRIPING/SIGNAGE PLAN
C-2A	FIRE DEPARTMENT SITE PLAN
C-3	PAVING-GRADING-DRAINAGE PLAN
C-4	SITE DETAILS
C-5	CROSS SECTIONS
C-6	DRAINAGE DETAILS
C-7	STORMWATER POLLUTION PREVENTION NOTES
C-8	STORMWATER POLLUTION PREVENTION PLAN

GRAEF
Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax
www.graef-usa.com
CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:

NELSON H. ORTIZ No. 57566 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57566 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:
Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
1	02/14/23	ADDRESS DRC COMMENTS	
	02/02/23	ADDRESS OWNER'S COMMENTS	

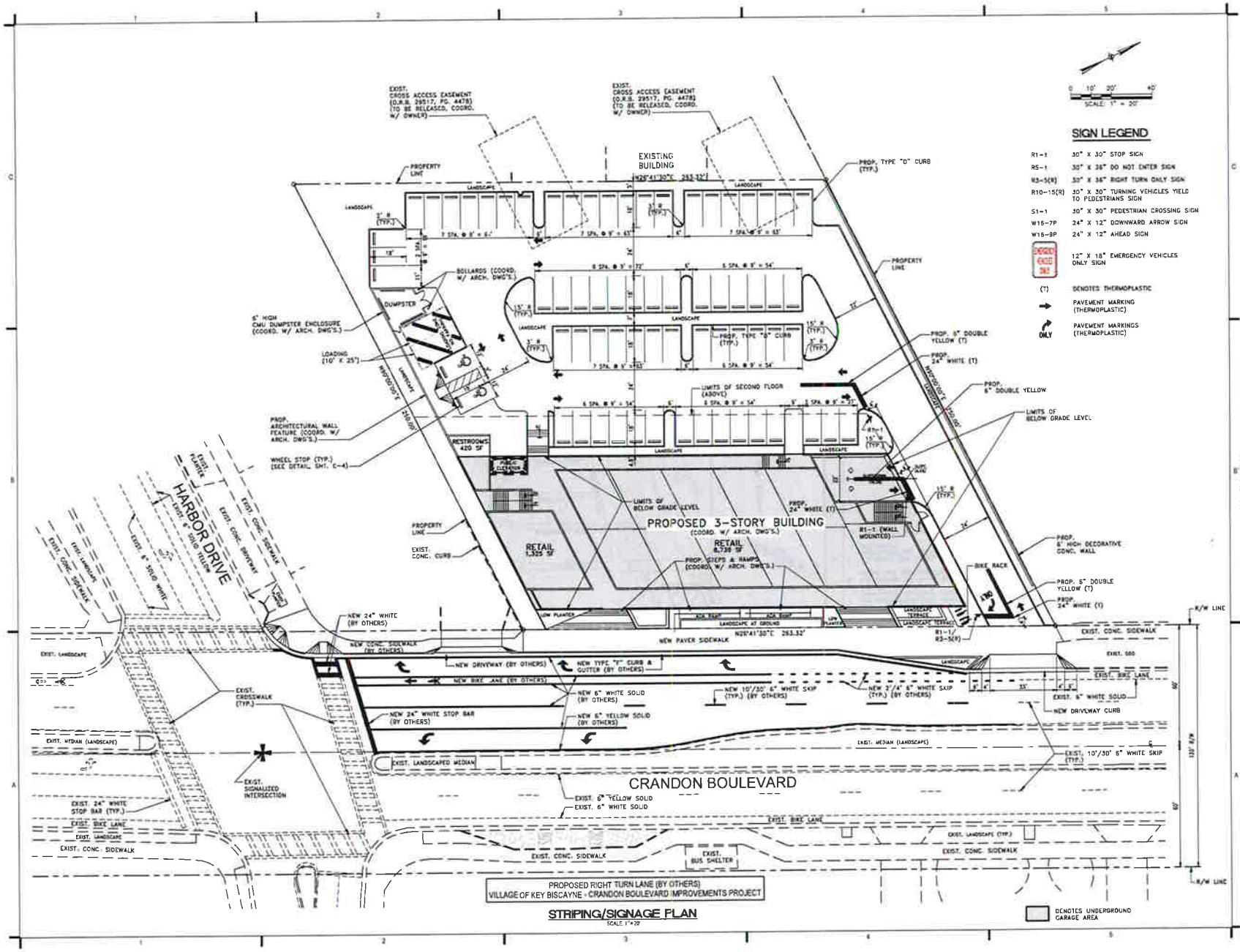
PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1

X:\MIA\2021\2021019\Design\Drawings\C-1 COVER SHEET
2/27/2023 9:33 AM



SIGN LEGEND

R1-1	30" X 30" STOP SIGN
R5-1	30" X 36" DO NOT ENTER SIGN
R3-5(R)	30" X 36" RIGHT TURN ONLY SIGN
R10-15(R)	30" X 30" TURNING VEHICLES YIELD TO PEDESTRIANS SIGN
S1-1	30" X 30" PEDESTRIAN CROSSING SIGN
W16-7P	24" X 12" DOWNWARD ARROW SIGN
W16-9P	24" X 12" AHEAD SIGN
EXCEPT EMERGENCY VEHICLES ONLY	12" X 18" EMERGENCY VEHICLES ONLY SIGN
(T)	DENOTES THERMOPLASTIC
	PAVEMENT MARKING (THERMOPLASTIC)
ONLY	PAVEMENT MARKINGS (THERMOPLASTIC)

PROPOSED RIGHT TURN LANE (BY OTHERS)
VILLAGE OF KEY BISCAYNE - CRANDON BOULEVARD IMPROVEMENTS PROJECT

STRIPING/SIGNAGE PLAN
SCALE: 1"=20'

DENOTES UNDERGROUND GARAGE AREA

GRAEF

Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE

NELSON H. ORTIZ
No. 57556
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
	03/14/22	ADDRESS DRC COMMENTS	
	05/02/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

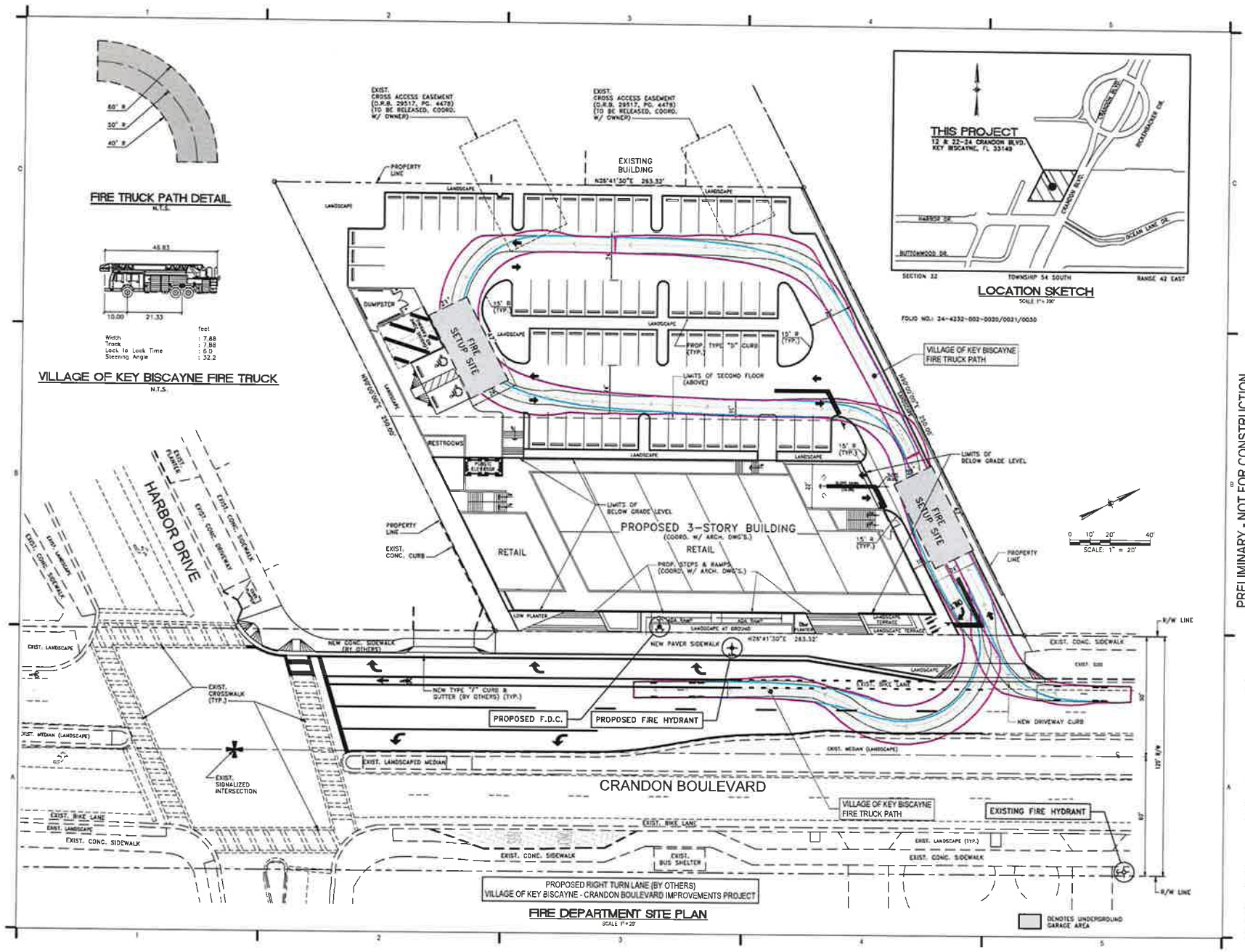
SHEET TITLE:

STRIPING/SIGNAGE PLAN

SHEET NUMBER:

C-2

X:\MIA\2021\2021017019\Design\Drawings\C-2
2/27/2023 9:35 AM



GRAEF

Graef-USA Inc
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
	02/02/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

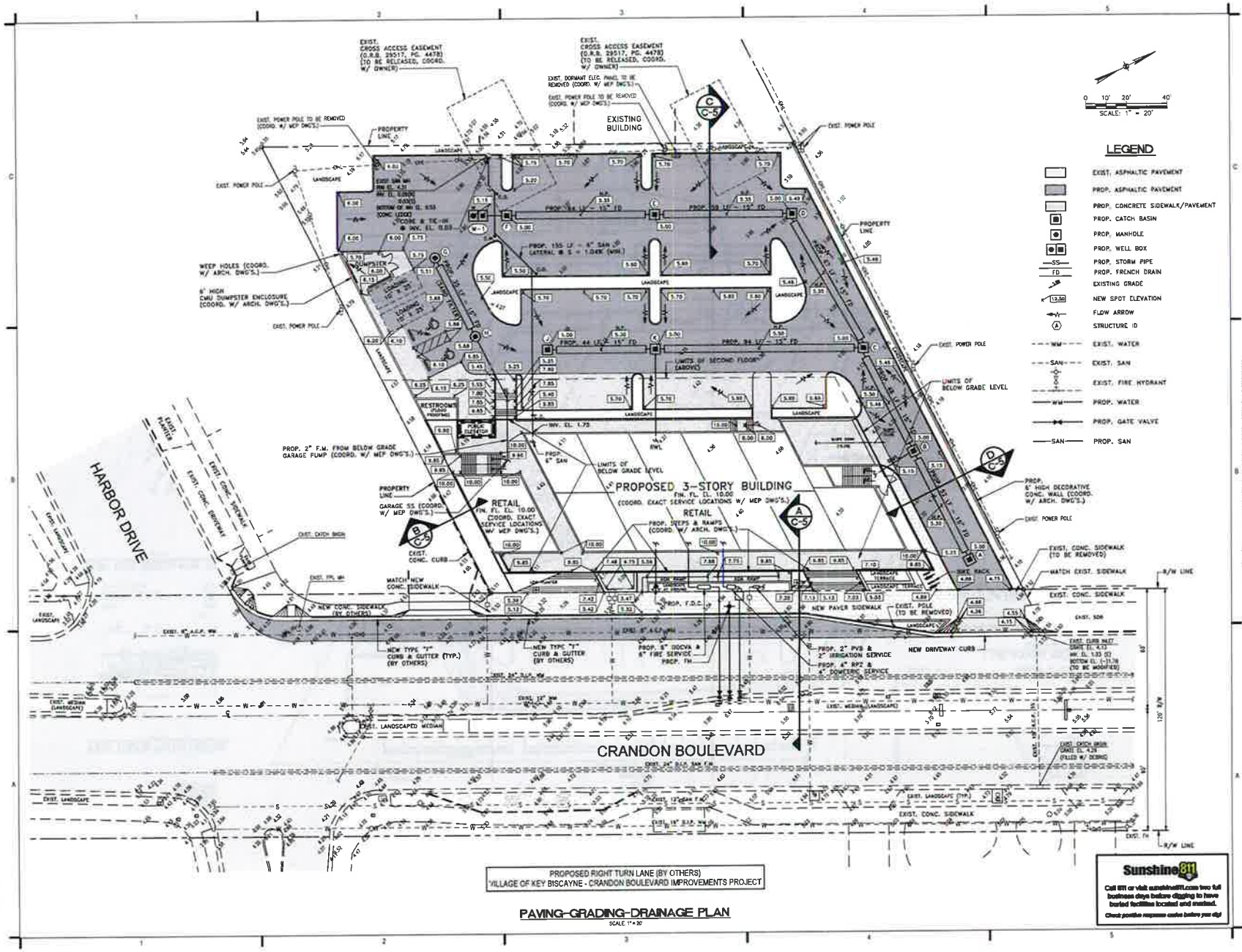
SHEET TITLE:

FIRE DEPARTMENT SITE PLAN

SHEET NUMBER:

C-2A

X:\MIA\2021\2021019\Design\Drawings\C-2A
2/27/2023 9:36 AM



PAVING-GRADING-DRAINAGE PLAN

SCALE: 1" = 20'

X:\MIA\2021\2021-7019\Design\Drawings\C-3 PGD PLAN
2/27/2023 9:37 AM

GRAEF

Graef-USA Inc
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM PE 57556 — NELSON H ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

NO.	DATE	REVISIONS	BY
	03/14/22	ADDRESS DRC COMMENTS	
	02/02/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

SHEET TITLE:

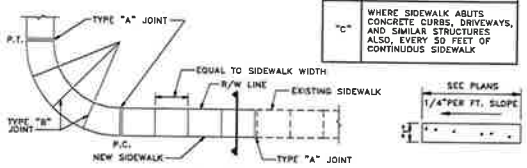
PAVING-GRADING-DRAINAGE PLAN

SHEET NUMBER:

C-3

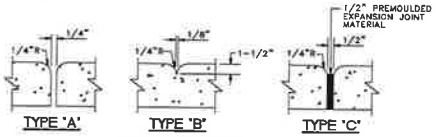
TABLE OF SIDEWALK THICKNESS "T"	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



SIDEWALK PLAN

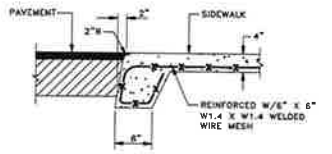
SECTION



SIDEWALK JOINTS

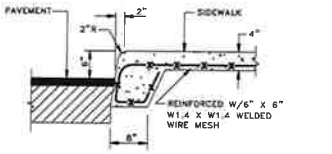
STANDARD SIDEWALK CONSTRUCTION

N.T.S.



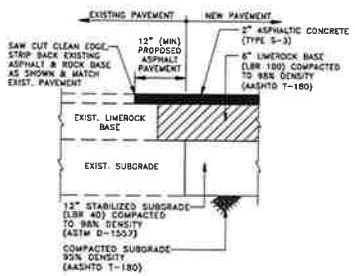
THICKENED EDGE SIDEWALK DETAIL

SCALE: 1" = 1'-0"



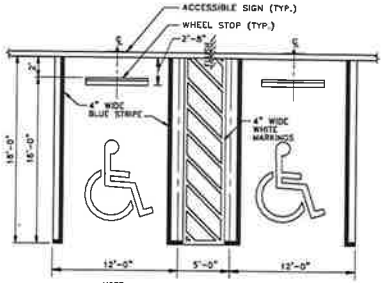
TURNDOWN SIDEWALK DETAIL

SCALE: 1" = 1'-0"



CONNECTION DETAIL
AT EXISTING ASPHALT PAVEMENT

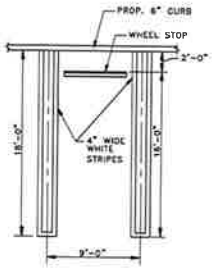
SCALE: 1" = 1'-0"



NOTE:
SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION FOR ACCESSIBLE PARKING AND ACCESSIBLE AISLE.

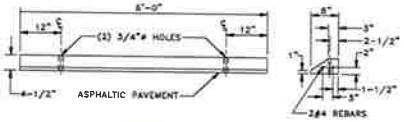
ACCESSIBLE PARKING DETAIL

SCALE: 3/16" = 1'-0"



STANDARD PARKING SPACE

SCALE: 3/16" = 1'-0"



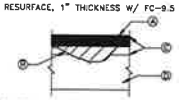
NOTE:
EACH WHEEL STOP TO BE SECURED BY TWO 30" LONG #5 REBARS IN ASPHALTIC PAVT., BY EPOXY CEMENT IN CONC. PAVT.

WHEEL STOP DETAIL

N.T.S.

MILLING & RESURFACING PROCEDURE

1. MILL, 1" THICKNESS
2. REPAIR (WHERE REQUIRED, SEE DETAIL)
3. RESURFACE, 1" THICKNESS W/ FC-9.5



Ⓐ ASPHALTIC CONCRETE RESURFACE COURSE 1" THICK

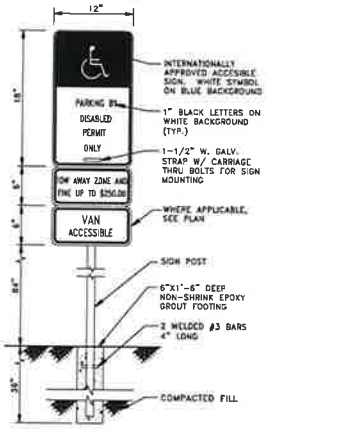
Ⓑ CONTRACTOR SHALL CLEAN ALL DEPRESSIONS, POTHOLES AND OTHER IRREGULARITIES OF ALL LOOSE MATERIALS; TACK COAT THESE AREAS; AND, FILL WITH ASPHALTIC CONCRETE, COMPACTED IN 1" LIFTS TO GENERATE UNIFORM SURFACE

Ⓒ EXISTING ASPHALTIC CONCRETE

Ⓓ EXISTING BASE COURSE

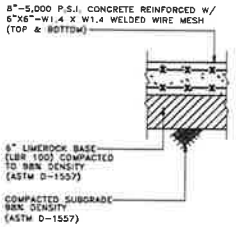
POTHOLE REPAIR DETAIL

N.T.S.



ACCESSIBLE SIGN

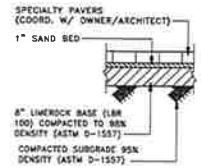
N.T.S.



CONTROL JOINT
CONTROL JOINTS FOR CRACK CONTROL SHOULD BE A MAXIMUM OF 12 FEET APART AND 1.5 INCHES DEEP. CONTROL JOINTS SHOULD BE PROVIDED IN A UNIFORM SQUARE OR RECTANGULAR PATTERN. THE JOINTS SHOULD BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO CONSTRUCTION. CONTROL JOINTS SHOULD BE SAWED AS SOON AS THE CONCRETE CAN WITHSTAND TRAFFIC, AND CONCRETE SURFACE AND AGGREGATE RAVELING CAN BE PREVENTED.

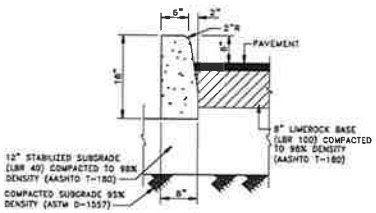
CONCRETE PAVEMENT SECTION

(VEHICULAR) N.T.S.



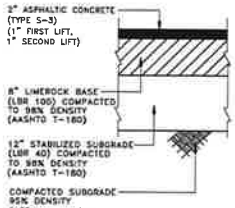
SPECIALTY PAVEMENT DETAIL

(PEDESTRIAN) SCALE: 1" = 1'-0"



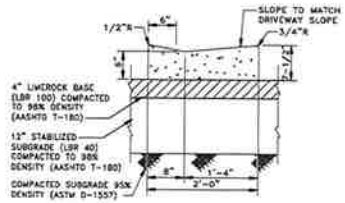
TYPE 'D' CONC. CURB

SCALE: 1" = 1'-0"



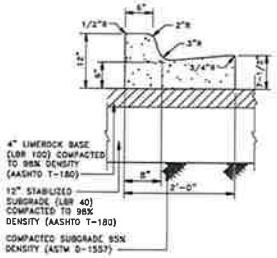
ASPHALTIC PAVEMENT SECTION

SCALE: 1" = 1'-0"



DRIVEWAY CURB

SCALE: 1" = 1'-0"



TYPE 'F' CURB AND GUTTER

SCALE: 1" = 1'-0"

GRAEF

Graef-USA Inc
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 376 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
	09/14/22	ADDRESS DRC COMMENTS	
	02/02/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

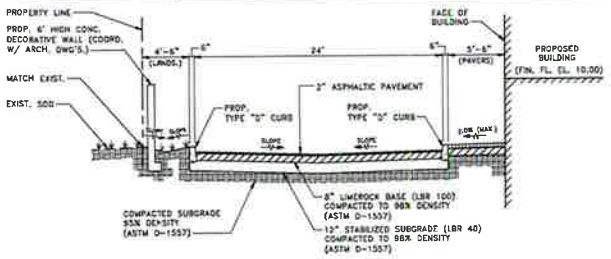
SHEET TITLE:

SITE DETAILS

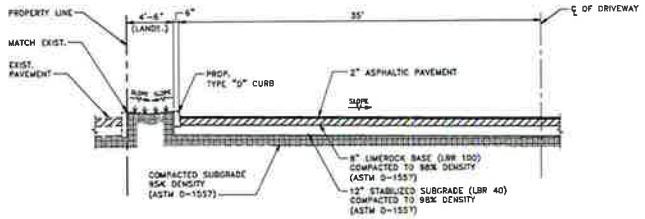
SHEET NUMBER:

C-4

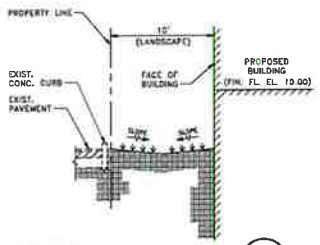
X:\MIA\2021\2021719\Design\Drawings\C-4 SITE DETAILS
2/27/2023 9:39 AM



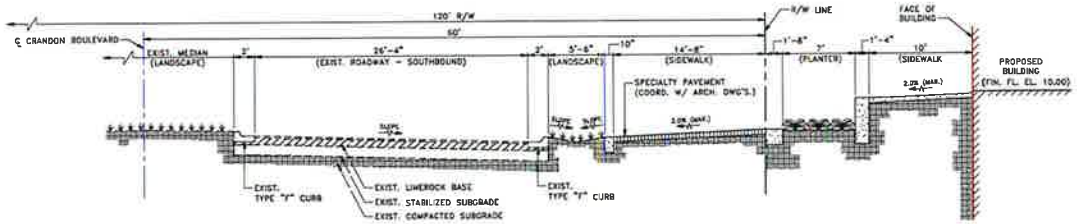
SECTION (LOOKING EAST) SCALE: 3/16" = 1'-0" — D / C-5



SECTION (LOOKING NORTHEAST) SCALE: 3/16" = 1'-0" — C / C-5



SECTION (LOOKING WEST) SCALE: 3/16" = 1'-0" — B / C-5



SECTION (LOOKING SOUTHWEST) SCALE: 3/16" = 1'-0" — A / C-5

X:\MIA\2021\2021719\Design\Drawings\C-5 CROSS SECTIONS
2/27/2023 9:39 AM

GRAEF

Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No : 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE

NO.	DATE	REVISIONS	BY
	03/14/22	ADDRESS DRC COMMENTS	
	02/02/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

SHEET TITLE:

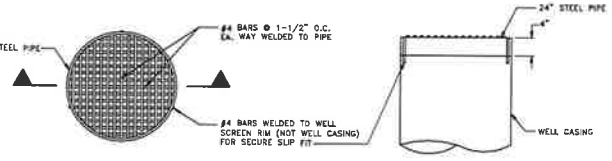
CROSS SECTIONS

SHEET NUMBER:

C-5

DRAINAGE WELL NOTES

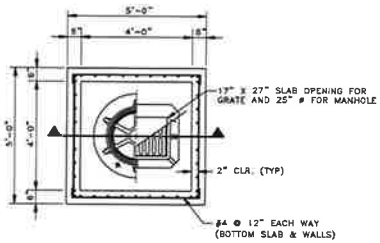
1. DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 90 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (MG/L).
2. WELLS SHALL HAVE AN UPPER CASING OF BLACK STEEL PIPE OF A MINIMUM OF 24 INCHES IN DIAMETER AND 3/8 INCH THICKNESS, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELLS SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN FOR A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CERTIFIED STATEMENT BY A PROFESSIONAL GEOLOGIST THAT THE WELL WILL COMPLY WITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST. CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER PUMPED FROM THE WELL WITH THE OWNER.
7. TEST SHALL BEGIN AT HIGH TIDE. THE WATER LEVEL IN THE DRAINAGE WELL AND THE BAY SHALL BE RECORDED EVERY 15 MINUTES FROM 30 MINUTES PRIOR TO THE START OF TEST UNTIL PUMPING IS STOPPED, AND EVERY 5 MINUTES THEREAFTER DURING THE RECOVERY UNTIL THE LEVEL IN THE WELL INCREASES BY LESS THAN 0.1 FEET PER HOUR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
9. DESIGN CAPACITY OF WELLS IS 400 GPM WITH MAX. DRAWDOWN OF 20 INCHES (200 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMOBILIZATION.



PLAN SECTION

WELL SCREEN DETAIL

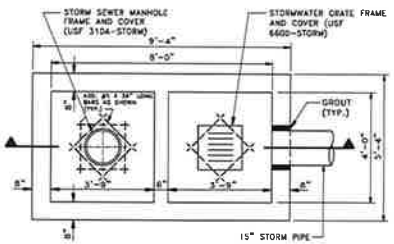
SCALE: 1" = 1'-0"



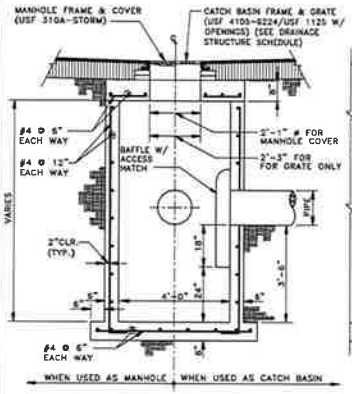
PLAN

DRAINAGE STRUCTURE TABLE					
ID	TYPE	RIM/ GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	5.00	1.25	(-)2.25	1 (W)
B	CATCH BASIN	5.00	1.25	(-)2.25	2 (E,W)
C	CATCH BASIN	5.00	1.25	(-)2.25	3 (S,E,W)
D	CATCH BASIN	5.00	1.25	(-)2.25	2 (S,E)
E	CATCH BASIN	5.00	1.25	(-)2.25	2 (N,S)
F	CATCH BASIN	5.00	1.25	(-)2.25	1 (N)
G	MANHOLE	5.51	1.25	(-)2.25	0
H	MANHOLE	5.68	1.25	(-)2.25	0
J	CATCH BASIN	5.00	1.25	(-)2.25	1 (N)
K	CATCH BASIN	5.00	1.25	(-)2.25	2 (N,S)

DRAINAGE WELL LOCATIONS		
ID	LATITUDE	LONGITUDE
W-1	25°41'59.73"N	80°09'45.56"W



PLAN



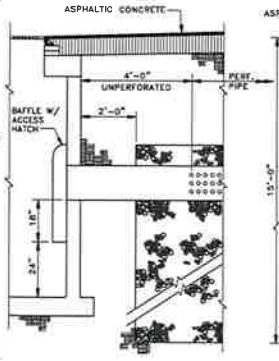
NOTES:

1. SUMP 2'-0" (TYP.), EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".
2. PROVIDE BAFFLES AS REQUIRED BY MIAMI-DADE D.E.R.M., AS NOTED.

SECTION

CATCH BASIN/MANHOLE DETAIL

N.T.S.



NOTES:

1. PROVIDE BAFFLE W/ ACCESS HATCH WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

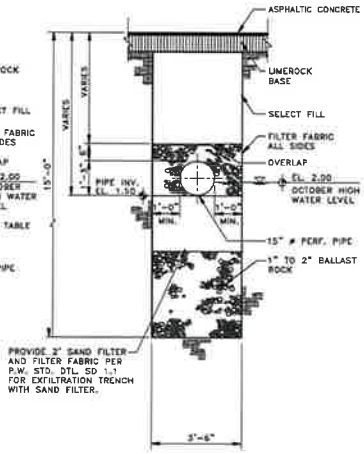
FRENCH DRAIN CONNECTION DETAIL

N.T.S.



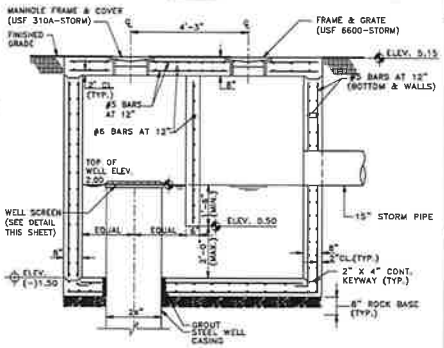
FRENCH DRAIN SECTION

N.T.S.



FRENCH DRAIN SECTION W/ SAND FILTER

N.T.S.



SECTION

GRIT TANK AND WELL BOX DETAIL

SCALE: 1/2" = 1'-0"

GRAEF

Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax
www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
03/1402		ADDRESS DRC COMMENTS	
03/0303		ADDRESS OWNERS COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

SHEET TITLE:

DRAINAGE DETAILS

SHEET NUMBER:

C-6

X:\MIA\2021\21207019\Design\Drawings\C-6 DRAINAGE DETAILS
2/27/2023 9:40 AM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP's NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
4. CONTRACTOR'S SUBMITTALS:
   THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
   a. IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
   b. SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
   c. HAZARDOUS MATERIAL SPILL CONTROL PLAN.
   d. STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
   e. BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
   f. DEWATERING PLAN (IF APPLICABLE).
5. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
6. ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
8. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
9. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 104" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
10. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
11. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
12. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
13. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY:

   DRAINAGE AND UTILITY INSTALLATION, BUILDING CONSTRUCTION, LAND DEVELOPMENT.

   PROJECT LIMITS:

   CRANDON BOULEVARD ON THE EAST; PRIVATE PROPERTY ON THE WEST AND SOUTH; CRANDON PARK ON THE NORTH.

   PROJECT DESCRIPTION:

   LAND DEVELOPMENT AT THE KEY BISCAYNE GATEWAY PROJECT WILL INCLUDE CONSTRUCTION OF A 5-STORY RETAIL BUILDING WITH AT GRADE AND BELOW GRADE PARKING. THE PROPOSED DRAINAGE SYSTEM WILL BE EXFILTRATION TRENCHES AND A DRAINAGE WELL.
2. MAJOR SOIL DISTURBING ACTIVITIES:

   CLEARING AND GRUBBING, EXCAVATION FOR STORMWATER FACILITIES, AND OTHER UTILITIES, PLACEMENT OF FILL FOUNDATIONS.
3. TOTAL PROJECT AREA: 1.35 ACRES
   TOTAL AREA TO BE DISTURBED: 1.35 ACRES
4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:

   SEE ATTACHED PLAN.
5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE BISCAYNE BAY LATITUDE AND LONGITUDE 25°42'02"N/80°10'04.8"W.
6. AREA OF DISCHARGE FOR THIS PROJECT IS 1.35 ACRES = 58,815 SF
7. SOILS ARE CLASSIFIED AS URBAN LAND QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.
8. THE DIRECT DISCHARGE POINT IS BISCAYNE BAY. THE LATITUDE AND LONGITUDE OF THE DISCHARGE POINT IS 25°42'02"N/80°10'04.8"W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE KEY BISCAYNE GATEWAY PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE EXFILTRATION TRENCHES AND A DRAINAGE WELL TO BE BOUNDED BY CRANDON BOULEVARD ON THE EAST; PRIVATE PROPERTY ON THE WEST AND SOUTH; CRANDON PARK ON THE NORTH.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

   (1) STABILIZATION PRACTICES:
   - X TEMPORARY SODDING
   - X TEMPORARY GRASSING
   - X PERMANENT SODDING, SEEDING OR SEED & MULCH
   - X TEMPORARY MULCHING
   - ____ ARTIFICIAL COVERING
   - ____ BUFFER ZONES
   - ____ PRESERVATION OF NATURAL RESOURCES

   OTHER:

   (2) STRUCTURAL PRACTICES:
   - X SAND BAGGING
   - X SILT FENCES
   - ____ ROCK BAGS
   - X BERMS
   - ____ DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
   - ____ PIPE SLOPE DRAINS
   - ____ FLUMES
   - X ROCK BEDDING AT CONSTRUCTION EXIT
   - ____ TIMBER BEDDING AT CONSTRUCTION EXIT
   - ____ DITCH LINER
   - ____ SEDIMENT TRAPS (DURING DE-WATERING)
   - ____ SEDIMENT BASINS
   - X STORM INLET SEDIMENT TRAP
   - ____ STONE OUTLET STRUCTURES
   - X CURBS AND GUTTERS
   - X STORM SEWERS
   - ____ VELOCITY CONTROL DEVICES
   - ____ TURBIDITY BARRIER
   - ____ RIP RAP
   - X WIND SCREEN
2. DESCRIPTION OF STORM WATER MANAGEMENT:

   THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS, AND STORM SEWERS THAT CONVEY STORMWATER INTO THE EXFILTRATION TRENCHES AND DRAINAGE WELLS THAT TREAT THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS.
3. OTHER CONTROLS
   (1) WASTE DISPOSAL:
   IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

   (2) OFFSITE VEHICLE TRACKING:
   - X HAUL ROADS DAMPENED FOR DUST CONTROL
   - X LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
   - X EXCESS DIRT ON ROAD REMOVED DAILY
   - X STABILIZED CONSTRUCTION ENTRANCE

   OTHER:

   (3) SANITARY WASTE:
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

   (4) FERTILIZERS AND PESTICIDES:
   FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

   (5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER). THE CONSTRUCTION OF THE FOUNDATIONS FOR THIS PROJECT MAY REQUIRE DEWATERING. THE DEWATERING SYSTEM WILL BE FILTERED USING A WELL POINT SYSTEM IN ACCORDANCE WITH DRER PERMIT REQUIREMENTS.

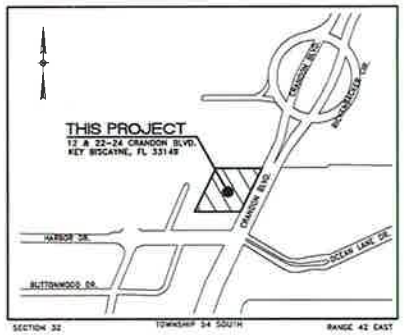
   REMARKS:
   IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER) SHALL BE CONTACTED AT THEIR HOTLINE: (305) 372-6955.
4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:
   VILLAGE OF KEY BISCAYNE BUILDING DEPARTMENT, MIAMI-DADE COUNTY DERM, AND, THE MIAMI-DADE COUNTY TRAFFIC DEPARTMENT.

D. MAINTENANCE

ITEM:	MAINTENANCE:
1. SILT FENCE	ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
2. WIND SCREEN	
3. CATCH BASIN BMP'S	
4. CONSTRUCTION ENTRANCE GRAVEL BED	WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS. A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, OF THE SUBDIVISION OF A PORTION OF MATHESON ESTATES, RECORDED IN PLAT BOOK 46, PAGE 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 150 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO A POINT; THENCE RUN NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 150 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING OF SAID TRACT 1. EXCEPT THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, PLAT BOOK46, PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING;

PARCEL 3

A PORTION OF TRACT 1, SUBDIVISION OF A PORTION OF MATHESON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, RUN SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 113.32 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 250 FEET TO A POINT; THENCE RUN NORTHEASTERLY PARALLEL TO THE EASTERLY LINE OF TRACT 1, A DISTANCE OF 113.32 FEET TO A POINT; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF TRACT 1, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

GRAEF

Graef-USA Inc
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO 4270

SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE 57556 — NELSON H ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
1	03/14/22	ADDRESS DRC COMMENTS	
2	05/05/23	ADDRESS OWNER'S COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

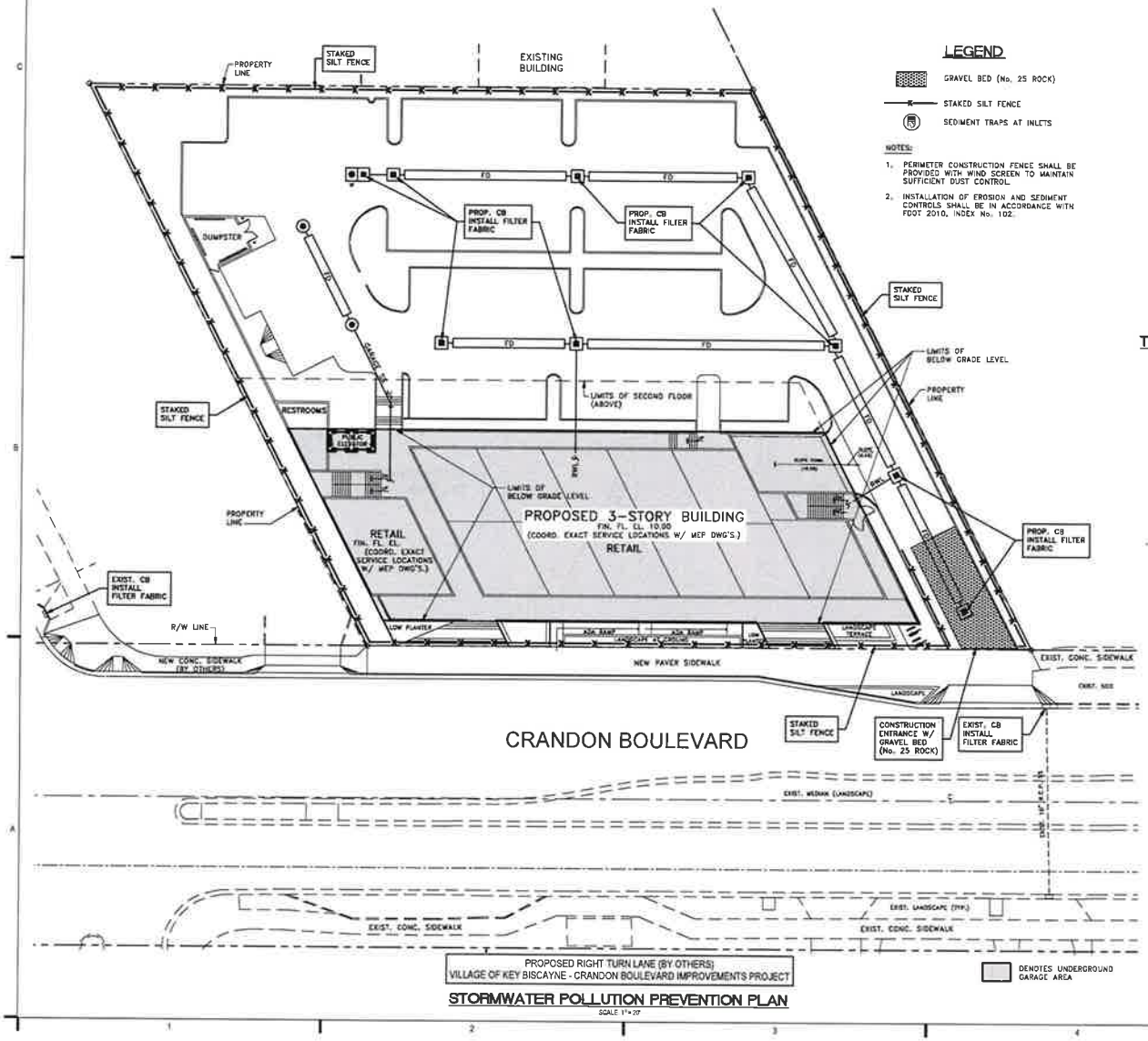
SHEET TITLE:

STORMWATER POLLUTION PREVENTION NOTES

SHEET NUMBER:

C-7

X:\MIA\2021\2021701\9\Design\Drawings\C-7 (SWPPP Notes)
2/27/2023 9:41 AM



STORMWATER POLLUTION PREVENTION PLAN

SCALE 1" = 20'

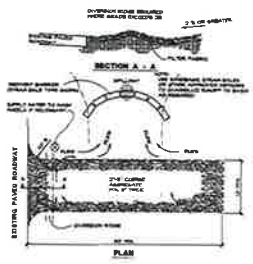
0 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- GRAVEL BED (No. 25 ROCK)
- STAKED SILT FENCE
- SEDIMENT TRAPS AT INLETS

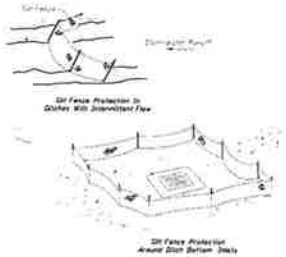
NOTES:

1. PERIMETER CONSTRUCTION FENCE SHALL BE PROVIDED WITH WIND SCREEN TO MAINTAIN SUFFICIENT DUST CONTROL.
2. INSTALLATION OF EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH FDOT 2010, INDEX No. 102.



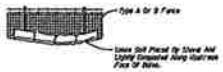
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S



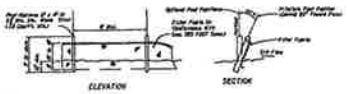
SILT FENCE APPLICATIONS

N.T.S



BALES BACKED BY FENCE

N.T.S



TYPE III SILT FENCE DETAIL

(FDOT INDEX 102) N.T.S

GRAEF

Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FOR THE FIRM PE-57556 — NELSON H. ORTIZ (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE:

Key Biscayne Gateway

12 & 22-24 Crandon Boulevard
Key Biscayne, Florida 33149

Folio No.: 24-4232-002-0020/0021/0030

ES KB Partners, LLC
240 Crandon Boulevard, Unit 285
Key Biscayne, Florida 33149

ISSUE:

NO.	DATE	REVISIONS	BY
	03/14/22	ADDRESS DRC COMMENTS	
	03/02/23	ADDRESS OWNERS COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER:	2021-7019
DATE:	05/07/2021
DRAWN BY:	G.G.G.
CHECKED BY:	N.H.O.
APPROVED BY:	N.H.O.
SCALE:	AS SHOWN

SHEET TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:

C-8

X:\MIA\2021\2021019\Design\Drawings\C-8 (SMPPP Plan)
2/27/2023 9:42 AM

EXISTING TREE DISPOSITION PLAN

SHEET

LA-01

COMM NO	001926.00
ISSUE DATE	06 17 21
PLOT DATE	06 17 21
SCALE	AS NOTED
DRAWN BY	CG
CHECKED BY	KEG

NEW BUILDING FOR:

KEY BISCAYNE GATE

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

ARCHITECT INC

Code Section	Code Requirements	Required	Provided
	LANDSCAPE LEGEND		
30-238 (4)	50% of landscaping must be native	223	454
30-233 (1)	958 shrubs * 40% = 223 shrubs	223	454
	68 trees * 40% = 27 trees	27	46
30-235 (e) (1)	Replacement Trees:		155.2
	155.2 caliper inches removed		
30-236 (2)	Minimum number of trees (1 tree / 1800 s.f.)	33	150.5
	58,833 s.f. / 1800 = 33 trees		
	Minimum number of palms (40%/10 palms = 2 trees)	68	
30-238 (2) (a)	68 required trees * 40% = 27 trees as palms * 3 =80 maximum palms	40	21
	Minimum number of shrubs (10 shrubs * 68 trees)	680	822
30-238 (3)	33 trees * 10 = 330 shrubs	330	
	Perimeter Lot Buffer (Continuous hedge, trees 30' o.c. and 1 tree / 40 l.f. of landscape area)		
	330 l.f. / 30' o.c. = 228 shrubs	251	182
	330 l.f. / 30' o.c. = 33 trees	29	15
30-238 (4)	1,225 s.f. / 30 s.f. = 16 trees (for interior area)	16	11 + (1 EXIST)

KEY	PLANT NAME	QTY	SIZE	REMARKS
TREES				
CHO.	Chrysobalanus icaco 'Horizontalis' / Horizontal	10	#1 / 18" x 18" / spread, 3.5' min.	multi
DOM	Dypsis decaryi / Triangle Palm	18	14' ea. / spread, 3.5' min.	ms
DOE	Dypsis onilahensis / Sambava Triangle Palm	9	18' ea. / spread, 3.5' min.	ms
EUPO	Eugenia uniflora / Surinam Stopper	9	8' ea. / spread, 3.5' min., ms, feeding 2' OC., full c	ms
GRSO	Grevillea robusta / Silky Grevillea	9	14' ea. / spread, 3.5' min., multi trunk,	no
JAPA	Jacaranda mimosifolia 'Compacta' / Compacta Jacaranda	7	14' ea. / spread, 3.5' min., multi trunk,	no
PIEL	Pinus elliottii / Slash Pine	11	14' ea. / spread, 4.5' OC., multi trunk,	no
QUVI	Quercus virginiana / Live Oak	7	22' ea. / spread, 8' ea.	ms
PALMS				
ADFA	Adonidia merrillii / Alexander Palm	9	14' ea. Ctr., multi trunk	no
CHHU	Chrysalidocarpus lutescens / Areca Palm	13	10' ea. Ctr., 3-5 trunks, 7' clear, 11' plant ht.	no
SHRUBS				
ACF	Acalypha wilkesiana 'Firedance' / Firedance	43	#3, 24" x 24"	NATIVE
CHV	Chrysobalanus icaco 'Green Yankee' / Green Yankee Red Tip Cocoplum	7	#3, 24" x 24", 3.5' OC	no
CYN	Cycas revoluta / Sago Palm	21	#3, 18" x 18", match 24" o.c.	ms
MUDU	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly Grass	5	#3, 3 gallon cont., spaced 24" o.c.	ms
PIOC	Pilea microphylla / Artillery Plant	48	#3, 24" x 30", mound, 24" o.c.	no
PONA	Podocarpus neriifolius / Podocarpus	76	#3, 24" o.c.	no
SAH	Sansevieria hahnii / Snake Plant	133	#3, 24" x 24", match 24" o.c.	ms
SAT	Sansevieria trifasciata 'Laurentii' / Snake Plant	198	#3, 18" x 18", match 18" o.c.	ms
GROUNDCOVERS		QTY	SIZE	REMARKS
ELE	Elegia tectorum / Elegia	296	#1, 12" x 12", match 12" o.c.	ms
FEH	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1,130	#1, 12" x 12", match 12" o.c.	ms
SOD/GRASS				
St. Augustine - Floratam	Stenotaphrum secundatum 'Floratam' / Floratam St. Augustine	Per Plan	S.F.	Sod to Edge
Planting Soil	Per Plan	C.Y.	Install Over Entire Planting Area	
Mulch	Per Plan	C.Y.	3" Layer over all Planting Areas	

GROUND LEVEL PLANTING PLAN

SCALE: 1/8" = 1'-0"

SHEET

LA-02

COMM. NO	001929.00
ISSUE DATE	06.17.21
PLOT DATE	06.17.21
SCALE	AS NOTED
DRAWN BY	CG
CHECKED BY	KEG

NEW BUILDING FOR:

KEY BISCAYNE GATE

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

NO.	DATE	COMMENTS
1	10.15.21	Revised per City Comments
2	02.01.2022	Revised per City Comments

ARCHITECT INC

THIRD LEVEL PLANTING PLAN

SHEET

LA-03

COMM. NO.	001928.00
ISSUE DATE	06.17.21
PLOT DATE	06.17.21
SCALE	AS NOTED
DRAWN BY	CG
CHECKED BY	KEG

NEW BUILDING FOR:

KEY BISCAYNE GATE

12 & 22-24 CRANDON BLVD, KEY BISCAYNE FL.

REV	DATE	COMMENT
1		
2		
3		

ARCHITECT INC

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 WORK
A. Contractor shall provide all labor, materials, equipment, supervision and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INSPECTION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call 811.

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, materials installed shall observe the mean of the range specified. Plants shall be measured before any pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be as good as or better than Florida No. 1 as described by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species, healthy, vigorously free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to reject any plant material which does not conform to the intent of the written specifications or drawings.

C. GIRDLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, in writing, a list of unit prices for all materials. The Owner may, at his discretion, add to or delete from the maximum quantity the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that at the time it will be used for the project it will be in the container specified and labeled in accordance with Florida Statutes, Section 576.081, Florida Statutes.

B. Mulch: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the non-fixed holes in a manner appropriate in the form of post-hole covers and markings.

C. Upon completion of the work or any major portion of the work or as it relates to the Landscape Architect, all waste and surplus material from his work shall be removed from the premises.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible for insuring the plant materials are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

B. Plants: Begin maintenance immediately following the trial plant establishment inspection for each planting and continue until all plant installation is completed and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of damaged work, removal of dead growth, repotting of plants in proper grade or as field directed, replacement of plant material, and all other necessary operations to assure specified maintenance period of 30 days (No. 1).

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to: watering, fertilizing, mowing, weed and pest control, irrigation and all other necessary operations as determined by the Landscape Architect and sod grass in every practice.

3. Re-setting or any grass any trees and palms:
The Contractor shall re-set and/or straighten trees and palms as necessary at any subsequent visit to the Owner unless caused by authorized vandalism of 25 trips or more. Then the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, and not the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plant for a period of one year (CCC). Guarantee shall commence from the date of formal acceptance. Plant material which in the opinion of the Landscape Architect is not thriving shall be removed by the Contractor and replaced as directed by the Landscape Architect. Replacement plants shall be furnished and planted in accordance with the original specifications. Plants which die shall be replaced with plants of the same species and size as specified in the original planting list, unless changes are approved by the Landscape Architect. Replace trees and shrubs which have become unsightly or unhealthy during the guarantee period. Replacements shall be made during the next planting season. The Contractor shall be responsible for the guarantee on replacement plants for the duration of the guarantee period.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from date of notification. For all replacement plant materials, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water for the replacement plants in sufficient quantity to suit their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants shall be subject to the same guarantee provisions (No. 1) as those originally furnished. The site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these only with plants meeting size in the Contractor's responsibility as shown on approved plans.

1. Materials and Operations: All replacement plants shall be of the same kind and size as and paid for on the plant list. The Contractor shall supply and plant the plants as specified under plant ing operations.

2. Care of Replacements: A sum sufficient to cover the estimated cost of periodic replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground cover shall be of the composition noted on the plans, measured by volume.

B. Shall be fertilized mixed, shall be loose, loam sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: (CCC) Palm Special 15-3-12 or equal, to be applied with root and foliage shrub placement and maximum of 2lbs planting, or applied with equal amounts. The fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 16-4-8, 50% slow-release, derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, and liable from the start of planting. The Contractor is responsible for making a the local tap and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be as specified on the Plant List.

2.5 MISCELLANEOUS MATERIAL
A. Stakes and material shall be 24" deep and pressure treated, as noted by Detail or as approved equal.

B. Insect pest deterrent in the plants.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Plants location shall be staked out and reviewed and approved prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infested with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When trees have established a here work will be done, only systemic herbicides shall be applied in accordance with manufacturer's labeling as to all areas a grown. Contractor shall schedule his work to allow maximum application as is able in not less than a full or undesirable growth. If necessary, Contractor shall contact a rep to establish a visibility of product and application to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Staking Detail in and notes.

B. All planting holes shall be treated dug where much no dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and a groundcover shall be planted in a total bed as described in the notes and plans to. Space shrubs and pressure setback from curbs and sidewalks as shown in the plans.

D. Watering of held grown plants: Thoroughly puddle in water to remove air, or pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all tree, plants and transplant and means of a distribution (i.e. hand watering or water truck) during the maintenance period and extending into the person's other acceptance, until the last schedule on I listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor shall not use watering school on dry days freeze, non-season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 3 inch caliper: 3 gallons
From 3 to 6 inch caliper: 25 gallons
Shrubs and vine caliper: 50 g allons

FREQUENCY OF WATER
Only for the first week
1. When plant were for week 2 - 5
2. times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For to be trees and shrubs, add water until is beginning rises to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and grassed areas a minimum of twice each week to a depth sufficient to irrigation system is fully operational. If no irrigation system is to be provided, the Contractor shall be responsible for watering the shrubs and groundcover for the time specified above, after completion of each section of the planting installed.

3.5 FERTILIZING
A. Add between the tops of the surface of shrubs both and sod and palms (not more than 5) months after was plant on. Fertilize sod with two (2) days after mixed my after planting of each segment of the job. Fertilizer shall be applied after sod has been well moistened. Fertilizer shall be watered off of plant leaves and stems, rinsed daily after to all plants. Apply at the following rates.

1. Trees and Large Shrubs: One (1) pound per inch of trunk, a caliper, spread evenly over the root ball area.

2. Shrubs: One and (1/2) hundred two shrubs, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick, watering over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Remove 24" perimeter bed of mulch. Keep mulch from outer edge of the mass, for all shrubs and plants planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of the root ball plant holes.

3.7 GUYING AND STAKING
A. See the details shown herein for or mass plan of the plans.

3.8 SODDING
A. Provide a planting of lawn sand as described in the notes in these plans. Prior to planting, remove stones, roots, etc. from the soil to a minimum depth of 4 inches. Loosen existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod, in the case of sod planting.

B. Place sod on any sloped soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 300 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, mean and from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation in uniformly and the soil to a depth of not less than 4 inches, and all areas.

1. Replacement to be sod as specified in Section 2.8.

F. Terminate and remove excess sod on top of soil a finish line or curb or adjacent pavement, on adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Roundup prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted.

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list, into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas: spread a 2" deep layer of loam sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

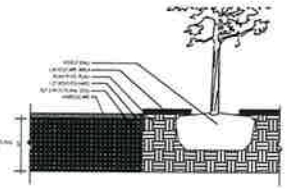
For Trees and shrubs larger than 7 gallon: Add Garrard" transplant antecultant, supplied by Horticulture Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz per 1 inches diameter caliper or 7 gallon can).

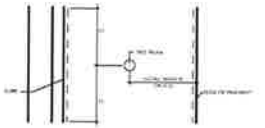
SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

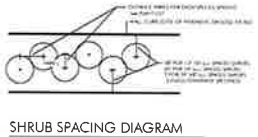
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

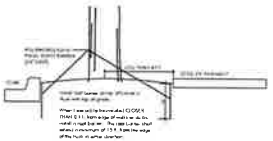
PROTECTION OF PLANTS

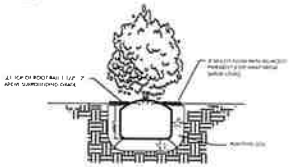
1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

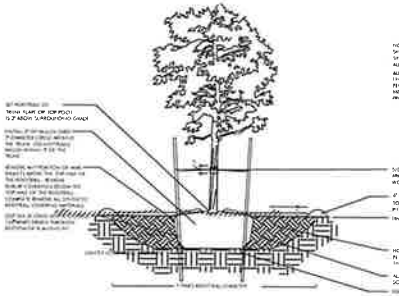

STRUCTURAL SOIL DETAIL (TYP.)


PLAN VIEW


SHRUB SPACING DIAGRAM


ROOT BARRIER INSTALLATION DETAIL

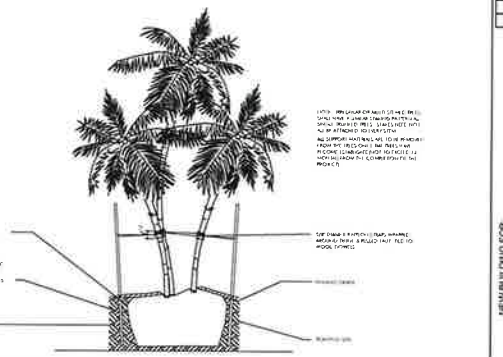

SHRUB INSTALLATION DETAIL

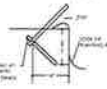

PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

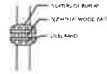

DETAIL A


BATTEN DETAIL B

PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS


MULTI-TRUNKED TREE/PALM BRACING DETAIL


DETAIL A


BATTEN DETAIL B

PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

LANDSCAPE SPECS & PLANTING DETAILS
SCALE: N.T.S.

REV.	DATE	COMMENT
1	10.18.2021	City Comments
2	11.02.2021	Tree Board Comments
3	01.10.2022	Tree Board Comments
4	05.27.2022	Comments

NEW BUILDING FOR:

KEY BISCAYNE GATE
12 & 22-24 CRANDON BLVD, KEY BISCAYNE FL.

COMM NO: 007928.00
ISSUE DATE: 06.17.21
PLOT DATE: AS NOTED
SCALE: AS NOTED
DRAWN BY: KEG
CHECKED BY:

SHEET: LA-04

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

Key Biscayne Gateway
Operations Plan

Introduction

The proposed project is located at 12 & 22-24 Crandon Boulevard in Key Biscayne, Florida. The project proposes an elevated, mixed-use development consisting of 16,223 SF of office space, 10,758 SF of retail space, and 4 tennis courts. The proposed project site plan is provided in Attachment A. An operation and loading area management plan has been developed for the proposed Key Biscayne Gateway project to ensure the safe and efficient operations of the loading area.

Pedestrian Accessibility

Pedestrian access to the site will be provided via the main entrance located along Crandon Boulevard. Pedestrians will enter exit the main entrance via the steps located on Crandon Boulevard at the southeast and northeast corners of the site. The entrance to the site's accessibility ramp is also provided on Crandon Boulevard centered between the two sets of stairs. Bicycle storage racks for the site are located at ground level on the northeast corner of the side. Cyclist access to the site is located via Crandon Boulevard. An existing bus stop located on Crandon Boulevard will remain at on the east side of the site, in front of the project's accessibility ramp. A pedestrian and vehicular Access exhibit is available in Attachment B.

Vehicular Accessibility

Vehicular access to the site will be provided via a two-way driveway located along Crandon Boulevard at the northeast corner of the site. A pedestrian and vehicular Access exhibit is available in Attachment B.

Loading Accessibility

The loading area for the proposed Key Biscayne Gateway project is within the ground floor parking garage, on the south side of the site. The loading area consists of two 10' x 25' loading bays. Access to the loading area will be through the two-way, right-in / right-out driveway located on Crandon Boulevard. Loading vehicles will access the loading area by coming southbound on Crandon Boulevard, turning right, and circulating within the site's parking garage. The trucks or vans will exit the loading area by exiting the parking garage and making a right-turn onto southbound, Crandon Boulevard. Attachment C shows the proposed loading area accessibility route. To mitigate conflicts with other vehicles within the parking garage, the loading area will be managed by a building manager and loading hours will be restricted to off-peak hours only.

w:\21\21249\operations plan\kb operations plan feb 2023.docx

Attachment A
Site Plan

SHEET

A1.1

COMM. NO.:	
ISSUE DATE:	10-24-2022
PLOT DATE:	10-24-2022
SCALE:	AS NOTED
DRAWN BY:	HR
CHECKED BY:	HR

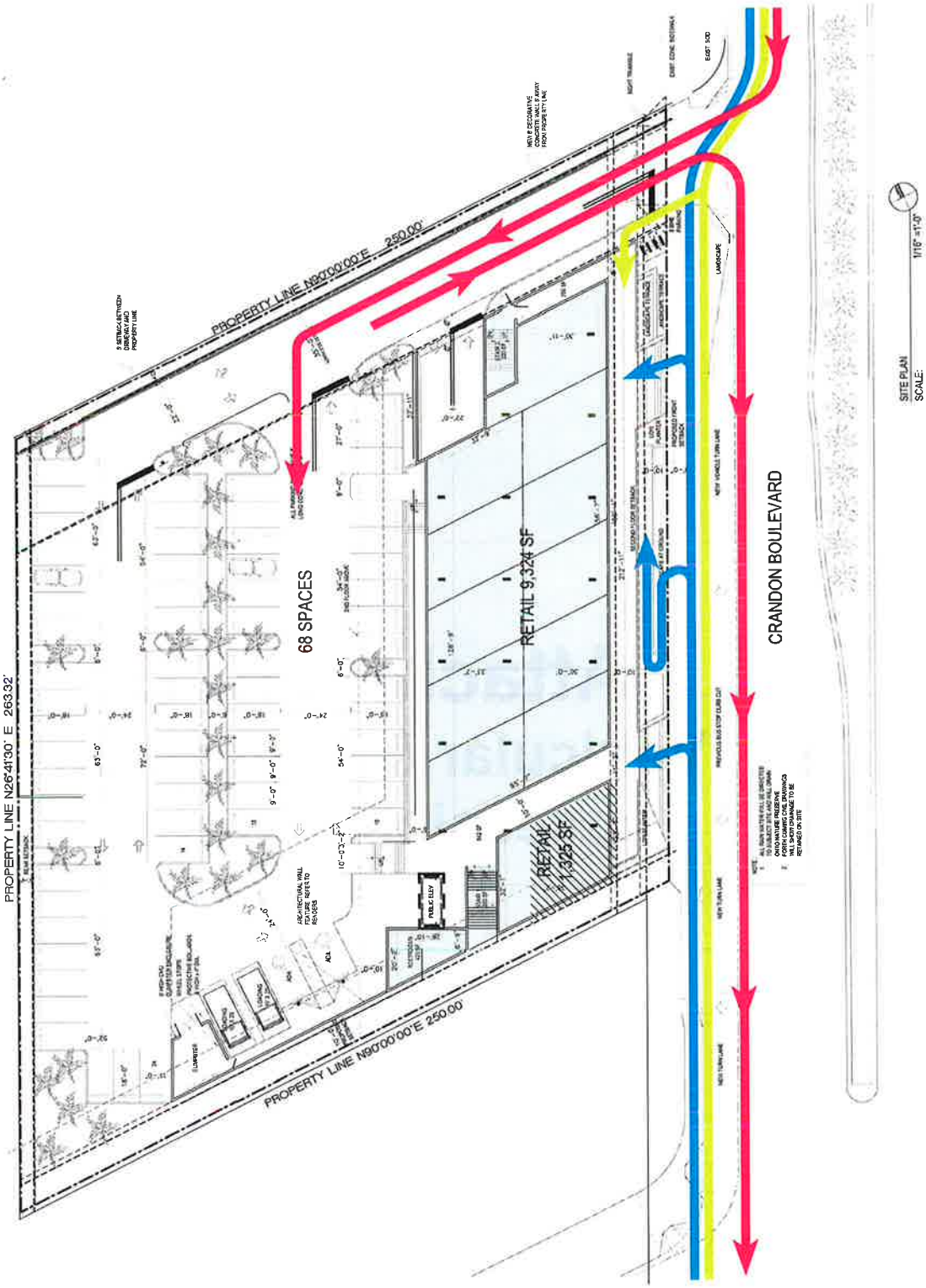
NEW BUILDING FOR:

KEY BISCAYNE GATEWAY

12 & 22-24 CRANDON BLVD. KEY BISCAYNE FL.

ARCHITECT INC.

Attachment B
Vehicular & Pedestrian Accessibility Route

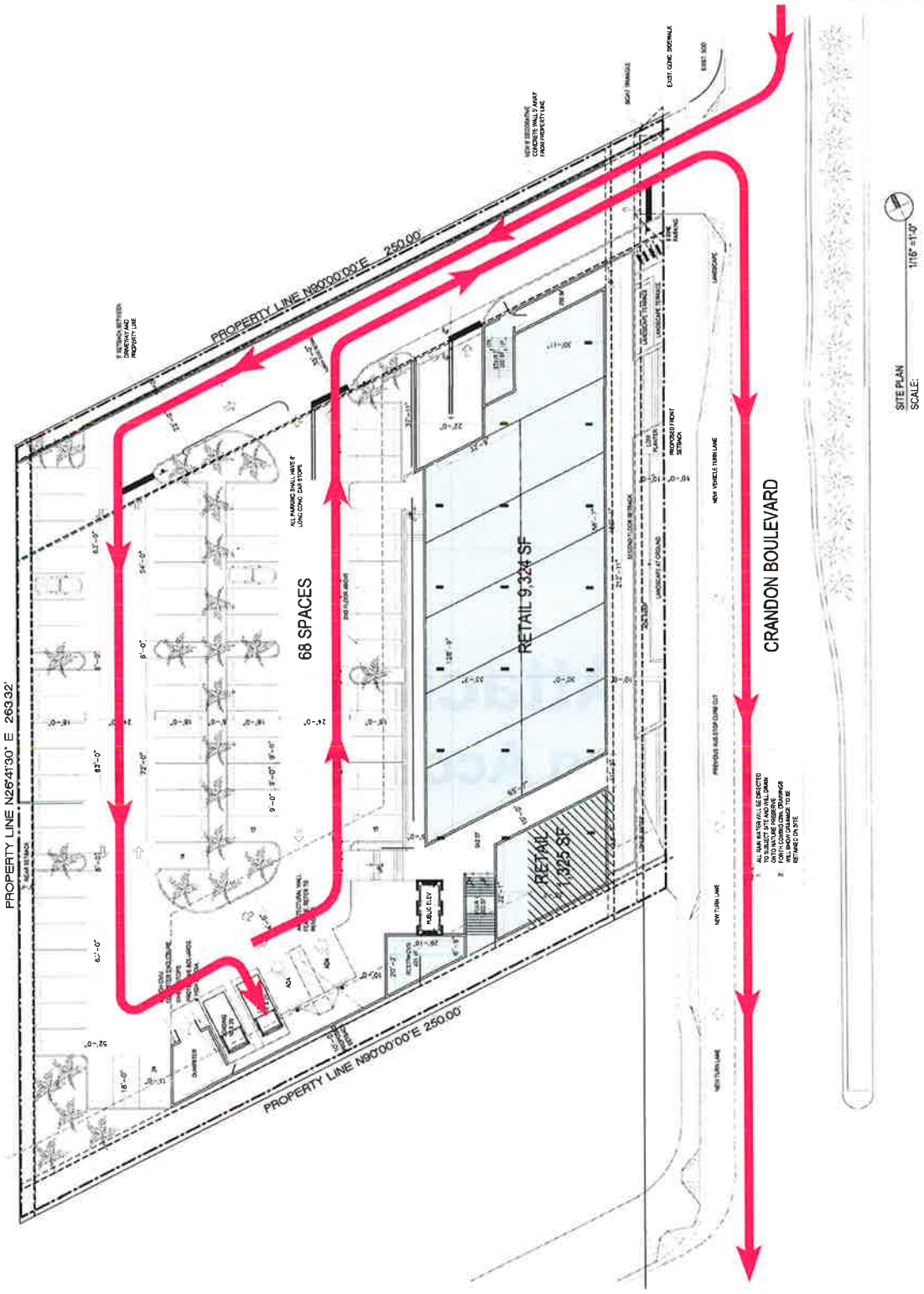


Pedestrian & Vehicular Access

- Pedestrian Access
- Vehicular Access
- Cyclist Access

NORTH
MAP NOT TO SCALE

Attachment C
Loading Accessibility Route



Loading Access

→ Loading Access

NORTH
MAP NOT TO SCALE

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

March 20, 2023

Mr. Firat Akcay
Village of Key Biscayne – Public Works
88 W McIntyre Street, Suite 210
Key Biscayne, FL 33149
305-365-5512
akcay@keybiscayne.fl.gov

Re: KB Gateway Proportionate Fair Share Calculation - #21249

Dear Firat:

The Key Biscayne Gateway project will be located at 12 & 22-24 Crandon Boulevard in Key Biscayne, Florida. The project proposes a mixed-use development consisting of 15,517 SF of office space, 10,064 SF of retail space, and 4 tennis courts. Access to the project will be via a two-way driveway (right-in/right-out) located on Crandon Boulevard.

The project is committed to provide a proportionate fair share contribution based on the following project impacts on the Crandon Boulevard / Harbor Drive intersection:

- The project increases the southbound left turn lane queue by 94 feet which represents a 68.61% increase when compared with the future without project conditions.
- The project increases the committed southbound right turn lane queue by 6 feet which represents a 3.41% increase when compared with the future without project conditions.
- The project increases the northbound left turn lane queue by 1 foot which represents a 0.29% increase when compared with the future without project conditions.
- The project increases the eastbound left turn lane queue by 9 feet which represents a 5.45% increase when compared with the future without project conditions.

The cost per foot to extended the above-mentioned turn lanes was estimated based on cost estimates provided by the Village for the Crandon Boulevard Improvements project. This project consists of a new southbound right turn lane at the Crandon Boulevard / Harbor Drive intersection and the extension of the SB left turn lane at the Crandon Boulevard / Key Colony intersection. The cost of these improvements was estimated to be $478,652.90. This cost was calculated using construction cost estimates from four contractors. A 5% of the construction cost was used to estimate the planning cost and 10% of the construction cost was used to estimate the design cost of the improvements. The length of these improvements was estimated to be 525.99 feet. Therefore, the cost per foot equals $1,046.50/FT. Exhibit 1 shows the construction cost estimate calculation and Attachment A provides the back-up documentation.

Exhibit 1
Construction Cost Estimate

Contractor	Cost
Southeastern	$440,175.01
Florida Engineering	$462,740.33
Homestead Concrete	$484,997.05
UAG Construction	$526,699.19
Average Construction Cost	**$478,652.90**
Planning Cost (5%)	$23,932.64
Design Cost (10%)	$47,865.29
TOTAL COST	**$550,450.83**

	Begin Station	End Station	Length (FT)
SB LTL at Crandon Blvd / Key Colony	17+97.21	19+78.07	180.86
SB RTL at Crandon Blvd / Harbor Dr	22+71.07	26+16.20	345.13
		TOTAL	**525.99**

Cost per foot **$550,450.83 / 525.99 = $1,046.50**

The proportionate fair share contribution for the project was calculated to be $115,115.48. Exhibit 2 shows a summary of the calculation.

Exhibit 2
Proportionate Fair Share Calculation

Intersection	Direction	Highest Queue at Future without Project (FT)	Highest Queue at Future with Project (FT)	Increase in Queue do to Project (FT)	Existing Storage (FT)	Queue that exceeds Storage (FT)	Project Percent Increase	Construction Cost Estimate ($1,046.50/ FT)	Project Proportionate Fair Share
Harbor Drive / Crandon Boulevard	NBL	548	549	1	205	344	0.29%	$359,998	$1,046.50
	SBL	193	287	94	150	137	68.61%	$143,371	$98,371.41
	SBR	410	416	6	240	176	3.41%	$184,185	$6,279.03
	EBL	376	385	9	220	165	5.45%	$177,673	$9,418.54
								TOTAL	**$115,115.48**

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE, VP – Transportation

Attachment: A

w:\21\21249\proportional share\f_akcay-let.docx

Attachment A

Construction Cost Documentation

ITB # 2022-16 Crandon Blvd. and Harbor Dr. Intersection Improvements

NO	ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	Southeastern Engineering Contractors Inc.		Florida Engineering & Development Corp.		Homestead Concrete & Drainage		UAG Construction		Metro Express Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	110-1-1	CLEARING AND GRUBBING	LS	1.00	15,400.00	15,400.00	69,115.50	69,115.50	37,073.27	37,073.27	28,908.45	28,908.45	50,000.00	50,000.00
2	120-1	REGULAR EXCAVATION	CY	280.00	36.80	10,304.00	73.70	20,636.00	10.25	2,870.00	43.60	12,208.00	25.00	7,000.00
3	160-4	TYPE B STABILIZATION	SY	588.00	27.00	15,876.00	9.05	5,321.40	2.49	1,464.12	30.55	17,963.40	25.00	14,700.00
4	285-704	OPTIONAL (BASE GROUP 04) (6" LIMEROCK)	SY	37.00	30.60	1,132.20	26.10	965.70	20.64	763.68	194.84	7,209.08	45.00	1,665.00
5	285-706	LIMEROCK BASE (8") (PRIMED)	SY	463.00	31.00	14,353.00	24.00	11,112.00	22.67	10,496.21	43.42	20,103.46	90.00	41,670.00
6	327-70-1	MILLING EXISTING ASPHALT PAVEMENT, 1" AVG DEPTH	SY	3,115.00	3.90	12,148.50	2.70	8,410.50	3.63	11,307.45	3.39	10,559.85	6.00	18,690.00
7	334-1-53	HMA, TRAFFIC C, SP-12.5 (2")	TN	51.00	247.00	12,597.00	328.10	16,733.10	187.24	9,549.24	395.50	20,170.50	225.00	11,475.00
8	337-7-82	HMA, FRICTION COURSE, TRAFFIC C, FC-9.5 (1")	TN	197.00	273.00	53,781.00	210.00	41,370.00	240.69	47,415.93	310.75	61,217.75	200.00	39,400.00
9	--	3-1/8" THICK AUTOMOBILE RATED INTERLOCKING CONC. PAVERS (INTERSECTION)	SY	150.00	130.00	19,500.00	9.60	1,440.00	51.90	7,785.00	122.04	18,306.00	200.00	30,000.00
10	--	3-1/8" THICK AUTOMOBILE RATED INTERLOCKING CONC. PAVERS (CROSSWALK)	SY	150.00	117.00	17,550.00	9.60	1,440.00	51.90	7,785.00	122.04	18,306.00	300.00	45,000.00
11	350-3-5	PLAIN CEMENT CONCRETE PAVEMENT, 8"	SY	33.00	111.20	3,669.60	231.00	7,623.00	83.46	2,754.18	255.56	8,433.48	144.00	4,752.00
12	520-1-10	CONCRETE CURB & GUTTER, TYPE F	LF	521.00	31.20	16,255.20	32.55	16,958.55	23.96	12,483.16	24.86	12,952.06	40.00	20,840.00
13	--	HEADER CURB, 12"	SY	31.00	819.00	25,389.00	55.40	1,717.40	33.89	1,050.59	200.48	6,214.88	40.00	1,240.00
14	522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	206.00	76.10	15,676.60	68.40	14,090.40	72.08	14,848.48	50.06	10,312.36	124.00	25,544.00
15	522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	29.00	87.90	2,549.10	76.70	2,224.30	97.94	2,840.26	77.16	2,237.64	135.00	3,915.00
16	527-2	DETECTABLE WARNINGS	SF	16.00	36.40	582.40	28.90	462.40	48.17	770.72	42.38	678.08	50.00	800.00
17	101-1	MOBILIZATION	LS	1.00	40,690.00	40,690.00	62,330.00	62,330.00	15,302.52	15,302.52	104,757.40	104,757.40	50,000.00	50,000.00
18	102-1	MAINTENANCE OF TRAFFIC	LS	1.00	12,259.00	12,259.00	40,000.00	40,000.00	7,414.93	7,414.93	28,489.00	28,489.00	50,000.00	50,000.00
19	102-60	WORK ZONE SIGN	ED	2,280.00	0.40	912.00	0.26	592.80	0.28	638.40	0.28	638.40	2.00	4,560.00
20	102-61	BUSINESS SIGN	EA	1.00	325.00	325.00	41.20	41.20	63.63	63.63	42.94	42.94	900.00	900.00
21	102-74-1	CHANNELIZING DEVICE- TYPES I, II,DI,VP,DRUM, OR LCD	ED	2,250.00	0.30	675.00	0.16	360.00	0.13	292.50	0.18	405.00	2.00	4,500.00
22	102-74-8	CHANNELIZING DEVICE- PEDESTRIAN LCD (LONGITUDINAL CHANNELIZING DEVICE)	FD	37,770.00	0.15	5,665.50	0.05	1,888.50	0.05	1,888.50	0.06	2,266.20	0.75	28,327.50
23	102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	ED	208.00	19.50	4,056.00	12.40	2,579.20	11.82	2,458.56	13.56	2,820.48	50.00	10,400.00
24	706-1-3	RAISED PAVEMENT MARKER, TYPE B	EA	33.00	5.20	171.60	4.15	136.95	17.66	582.78	4.07	134.31	10.00	330.00

25	710-11101	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	GM	0.08	4,160.00	332.80	5,150.00	412.00	5,828.48	466.28	904.00	72.32	30,000.00	2,400.00
26	710-11131	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SKIP, 10-30 OR 3-9 SKIP, 6" WIDE	GM	0.06	2,730.00	163.80	5,150.00	309.00	5,828.03	349.68	502.85	30.17	30,000.00	1,800.00
27	710-111-41	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 DOTTED EXTENSION, 6"	GM	0.02	2,730.00	54.60	5,150.00	103.00	5,828.03	116.56	502.85	10.06	30,000.00	600.00
28	710-11201	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	GM	0.09	4,160.00	374.40	5,150.00	463.50	5,828.03	524.52	904.00	81.36	30,000.00	2,700.00
29	425-2-41	MANHOLES, P-7, <10'	EA	3.00	4,882.00	14,646.00	6,133.20	18,399.60	7,081.29	21,243.87	6,702.76	20,108.28	9,500.00	28,500.00
30	425-2-71	MANHOLES, J-7, <10'	EA	1.00	11,314.00	11,314.00	8,352.30	8,352.30	9,786.77	9,786.77	9,499.51	9,499.51	10,000.00	10,000.00
31	425-1351	INLETS, CURB, TYPE P-5, <10'	EA	1.00	7,511.00	7,511.00	6,066.80	6,066.80	8,383.76	8,383.76	6,951.36	6,951.36	8,000.00	8,000.00
32	425-1361	INLETS, CURB, TYPE P-6, <10'	EA	1.00	8,519.00	8,519.00	6,182.50	6,182.50	6,374.63	6,374.63	7,448.56	7,448.56	8,500.00	8,500.00
33	430-174-115	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 15"SD	LF	285.00	115.00	32,775.00	133.00	37,905.00	482.28	137,449.80	79.04	22,526.40	240.00	68,400.00
34	700-1-11	SIGN SINGLE POST (LESS THAN 12)	AS	2.00	488.00	976.00	386.30	772.60	1,435.04	2,870.08	395.50	791.00	900.00	1,800.00
35	700-1-60	SIGN SINGLE, REMOVE	AS	2.00	65.00	130.00	51.50	103.00	220.78	441.56	33.90	67.80	150.00	300.00
36	706-1-3	RETRO-REFLECTIVE PAVEMENT MARKERS	EA	69.00	5.20	358.80	4.15	286.35	17.66	1,218.54	6.01	414.69	10.00	690.00
37	710-90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1.00	13,267.00	13,267.00	2,163.00	2,163.00	5,519.39	5,519.39	4,928.72	4,928.72	30,000.00	30,000.00
38	*	PAINT, STD, WHITE, SOLID, 6"	GM	0.35	3,432.00	1,201.20	-	-	452.86	158.50	1,356.00	474.60	30,000.00	10,500.00
39	*	PAINT, STD, WHITE, SOLID, 24"	LF	87.00	5.20	452.40	-	-	1.05	91.35	1.36	118.32	4.00	348.00
40	*	PAINT, STD, WHITE, SKIP, 6", (10-30), (3'-9') TOTAL	GM	0.13	858.00	111.54	-	-	431.46	56.09	847.50	110.18	30,000.00	3,900.00
41	*	PAINT, STD, WHITE, GUIDE LINE, 6" (2/4)	GM	0.04	858.00	34.32	-	-	2,676.65	107.07	485.90	19.44	30,000.00	1,200.00
42	*	PAINT, STD, WHITE, ARROWS	EA	8.00	52.00	416.00	-	-	34.48	275.84	47.46	379.68	300.00	2,400.00
43		PAINT, STD, YELLOW, SOLID, 6"	GM	0.17	3,432.00	583.44	-	-	1,285.67	218.56	4,898.62	832.77	30,000.00	5,100.00
44	711-11-125	THERMOPLASTIC, STD, WHITE, SOLID, STOP LINES, 24"	LF	87.00	4.70	408.90	3.80	330.60	9.71	844.77	4.07	354.09	6.00	522.00
45	711-11-141	THERMOPLASTIC, STD, WHITE, GUIDELINE, 6" (2/4)	GM	0.04	1,545.00	61.80	1,236.00	49.44	12,822.63	512.91	1,638.50	65.54	60,000.00	2,400.00
46	711-11-170	THERMOPLASTIC, STD, WHITE, ARROW	EA	8.00	104.00	832.00	82.40	659.20	176.62	1,412.96	226.00	1,808.00	500.00	4,000.00
47	711-14-125	THERMOPLASTIC, PREFORMED, WHITE, SOLID, CROSSWALK, 24"	LF	21.00	24.70	518.70	20.60	432.60	52.99	1,112.79	20.34	427.14	12.00	252.00
48	711-14-160	THERMOPLASTIC, PREFORMED, WHITE, MESSAGE OR SYMBOL	EA	2.00	338.00	676.00	267.80	535.60	772.72	1,545.44	508.50	1,017.00	800.00	1,600.00

49	711-14-170	THERMOPLASTIC, PREFORMED, WHITE, ARROW	EA	2.00	195.00	390.00	154.50	309.00	331.17	662.34	508.50	1,017.00	800.00	1,600.00
50	711-16-101	THERMOPLASTIC, STD-OTHER SURFACE, WHITE, SOLID, 6"	GM	0.35	6,178.00	2,162.30	4,903.00	1,716.05	12,822.63	4,487.92	5,124.55	1,793.59	60,000.00	21,000.00
51	711-16-131	THERMOPLASTIC, STD-OTHER SURFACE, WHITE, SKIP, 6", (10-30), (3'-9') TOTAL	GM	0.13	1,545.00	200.85	1,236.00	160.68	12,822.81	1,666.97	1,916.55	249.15	60,000.00	7,800.00
52	711-16-201	THERMOPLASTIC, STD-OTHER SURFACE, YELLOW, SOLID, 6"	GM	0.17	6,178.00	1,050.26	4,903.00	833.51	12,822.69	2,179.86	5,377.14	914.11	60,000.00	10,200.00
53	632-7-2	SIGNAL CABLE- REPAIR/REPLACE/OTHER, FURNISH & INSTALL	LF	180.00	13.00	2,340.00	20.60	3,708.00	46.61	8,389.80	16.95	3,051.00	80.00	14,400.00
54	650-1-18	TRAFFIC SIGNAL, F&I, 5 SECTION, 1 WAY, ALUMINUM	AS	1.00	1,950.00	1,950.00	2,266.00	2,266.00	4,835.25	4,835.25	2,260.00	2,260.00	20,000.00	20,000.00
55	660-4-12	VEHICLE DETECTION SYSTEM-VIDEO, F&I ABOVE GROUND EQUIPMENT	EA	1.00	4,550.00	4,550.00	4,635.00	4,635.00	10,608.56	10,608.56	5,650.00	5,650.00	40,000.00	40,000.00
56	670-5-400	TRAFFIC CONTROLLER ASSEMBLY, MODIFY	AS	1.00	1,560.00	1,560.00	6,695.00	6,695.00	8,506.13	8,506.13	5,085.00	5,085.00	15,000.00	15,000.00
57	700-3-201	SIGN PANEL, F&I OVERHEAD MOUNT, UP TO 12 SF	EA	1.00	1,274.00	1,274.00	978.50	978.50	2,011.70	2,011.70	1,130.00	1,130.00	5,000.00	5,000.00
58	700-5-50	INTERNALLY ILLUMINATED SIGN, RELOCATE	EA	2.00	2,535.00	5,070.00	2,060.00	4,120.00	1,871.38	3,742.76	2,260.00	4,520.00	8,000.00	16,000.00
59	630-2-12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	288.00	36.40	10,483.20	36.05	10,382.40	57.80	16,646.40	39.55	11,390.40	100.00	28,800.00
60	635-2-11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	1.00	1,170.00	1,170.00	1,236.00	1,236.00	2,739.31	2,739.31	1,695.00	1,695.00	3,000.00	3,000.00
61	639- 2-1	ELECTRICAL SERVICE WIRE, FURNISH & INSTALL	LF	288.00	13.00	3,744.00	7.30	2,102.40	30.84	8,881.92	9.04	2,603.52	100.00	28,800.00
62	639-2-6	ELECTRICAL SERVICE WIRE, REMOVE	LF	296.00	6.50	1,924.00	0.55	162.80	1.80	532.80	0.57	168.72	50.00	14,800.00
63	715-4-60	LIGHT POLE COMPLETE, RELOCATE	EA	1.00	5,070.00	5,070.00	12,360.00	12,360.00	8,104.51	8,104.51	11,300.00	11,300.00	25,000.00	25,000.00
								-						
				TOTALS		**440,175.01**		**462,740.33**		**484,977.05**		**526,699.19**		**913,020.50**
				BID TOTALS		440,233.81				484,931.95		526,568.22		
		Mis-calculation		DIFFERENCE		(58.80)				45.10		130.97		

VILLAGE COUNCIL:

MAYOR
MICHAEL DAVEY

VICE MAYOR
BRETT G. MOSS

COUNCIL MEMBER
FRANKLIN H. CAPLAN

COUNCIL MEMBER
LUIS LAUREDO

COUNCIL MEMBER
EDWARD LONDON

COUNCIL MEMBER
ALISON MCCORMICK

COUNCIL MEMBER
IGNACIO SEGUROLA

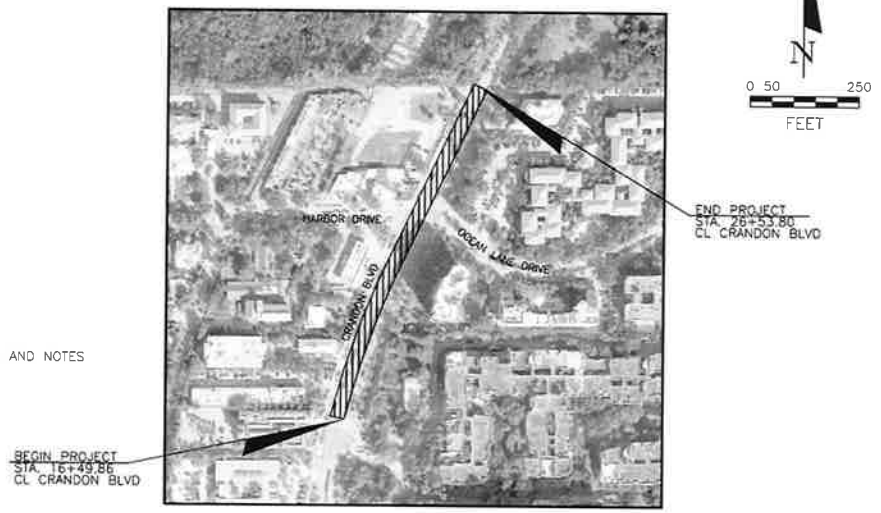
VILLAGE OF KEY BISCAYNE

CONTRACT PLANS

CRANDON BOULEVARD IMPROVEMENTS PROJECT

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
1A	SIGNATURE SHEET
2 – 3	TYPICAL SECTIONS
4	SUMMARY OF QUANTITIES
5 – 6	GENERAL NOTES
7 – 8	ROADWAY PLANS
9 – 11	CROSS SECTIONS
12 – 20	TEMPORARY TRAFFIC CONTROL PLANS
21	SIGNING AND PAVEMENT MARKING SUMMARY OF QUANTITIES AND NOTES
22 – 23	SIGNING AND PAVEMENT MARKINGS PLAN
24	SIGNALIZATION SUMMARY OF QUANTITIES AND NOTES
25	SIGNALIZATION PLAN
26	LIGHTING SUMMARY OF QUANTITIES
27	LIGHTING PLAN



SUBMIT SHOP DRAWINGS TO:

ANDREW JAMES LIST, P.E. NO.: 87190
BCC ENGINEERING, LLC.
6401 SW 87TH AVENUE, SUITE 200
MIAMI, FLORIDA 33173
P: (305) 670-2350 F: (305) 670-2351

ROADWAY PLANS
ENGINEER OF RECORD:

ANDREW JAMES LIST, P.E. NO.: 87190

PLANS PREPARED BY:

BCC ENGINEERING, LLC.
6401 SW 87TH AVENUE, SUITE 200
MIAMI, FLORIDA 33173
P: (305) 670-2350 F: (305) 670-2351

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

100% SUBMITTAL
JUNE 2022

GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY 2021-22 Design Standards eBook (DSeB) and applicable Design Standards Revisions (DSRs) at the following website:
http://www.dot.state.fl.us/rddesign/DesignStandards/Standards.shtm

Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook), 2018 Edition

GOVERNING STANDARD SPECIFICATIONS:

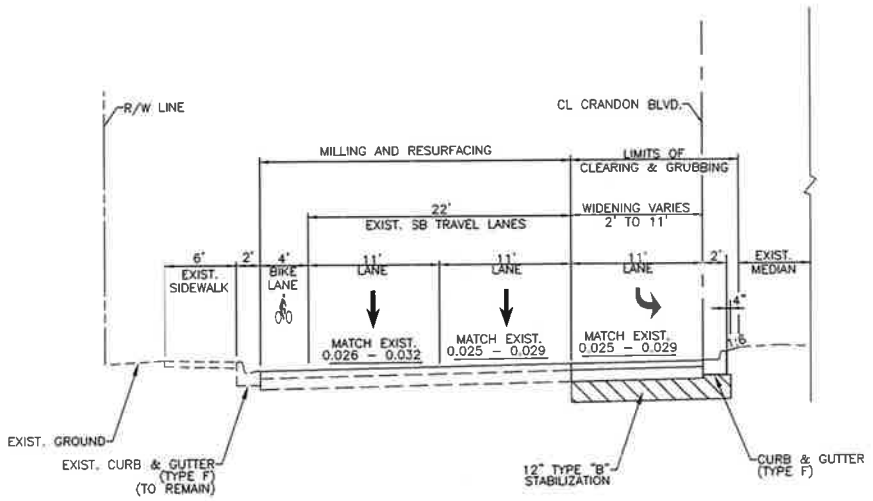
Florida Department of Transportation, January 2022 Standard Specifications for Road and Bridge Construction at the following website:
http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks

Miami-Dade County Water and Sewer Department Donation Standard Specifications and Details for Design and Construction

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

SHEET NO.
1

watshovec 6/3/2022 3:25:04 PM H:\Projects\1021006.CEC - Village of Key Biscayne\10#1_Crandon_Boulevard\8-CAD\



TYPICAL SECTION

CRANDON BLVD
STA. 17+97.21 TO STA. 19+78.07

MILLING
MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)

RESURFACING
HMA, FRICTION COURSE, TRAFFIC C, FC-9.5 (1")

NEW CONSTRUCTION
LIMEROCK BASE (8" THICK)(PRIMED) WITH
HMA, TRAFFIC C, SP-12.5 (2")
HMA, FRICTION COURSE, TRAFFIC C, FC-9.5 (1")

DESIGN SPEED 30 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BCC ENGINEERING, LLC.
ANDREW JAMES LIST, P.E. No. 87190
6401 SW 87th Avenue, Suite 200.
Miami, Florida 33173
P: (305)670-2350 F: (305)670-2351
Certificate of Authorization No. 7184

VILLAGE OF KEY BISCAYNE
PUBLIC WORKS DEPARTMENT

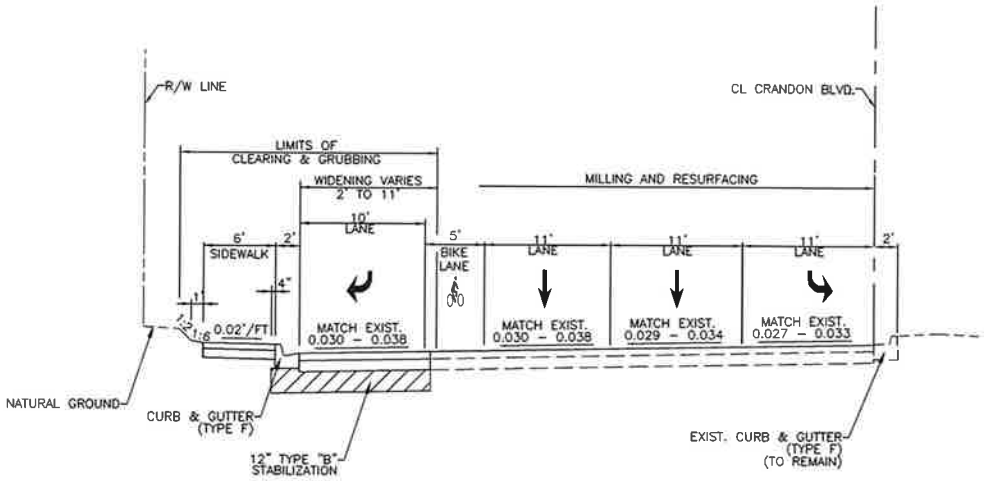
PROJECT NAME	BCC PROJECT NO.
CRANDON BOULEVARD IMPROVEMENTS PROJECT	1021006.GEC

TYPICAL SECTIONS

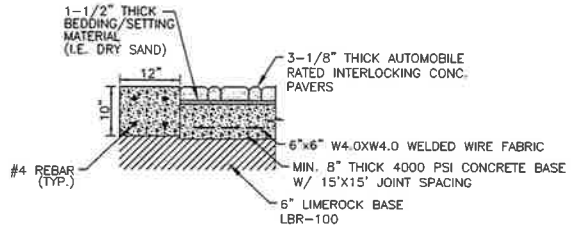
SHEET NO. 2

wstahovec
6/3/2022 3:25:19 PM Default
H:\Projects\1021006.GEC - Village of Key Biscayne\TO#1_Crandon_Boulevard\8-CAD\Roadway\TYPSRD01.DGN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



PAVER PAVEMENT DESIGN



TYPICAL SECTION

CRANDON BLVD
STA. 22+71.07 TO STA. 26+16.20

MILLING
MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)

RESURFACING
HMA, FRICTION COURSE, TRAFFIC C, FC-9.5 (1")

NEW CONSTRUCTION
LIMEROCK BASE (8" THICK)(PRIMED) WITH HMA, TRAFFIC C, SP-12.5 (2")
HMA, FRICTION COURSE, TRAFFIC C, FC-9.5 (1")

DESIGN SPEED 30 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BCC ENGINEERING, LLC.
ANDREW JAMES LIST, P.E. No. 87190
6401 SW 87th Avenue, Suite 200.
Miami, Florida 33173
P: (305)670-2350 F: (305)670-2351
Certificate of Authorization No. 7184

VILLAGE OF KEY BISCAYNE
PUBLIC WORKS DEPARTMENT

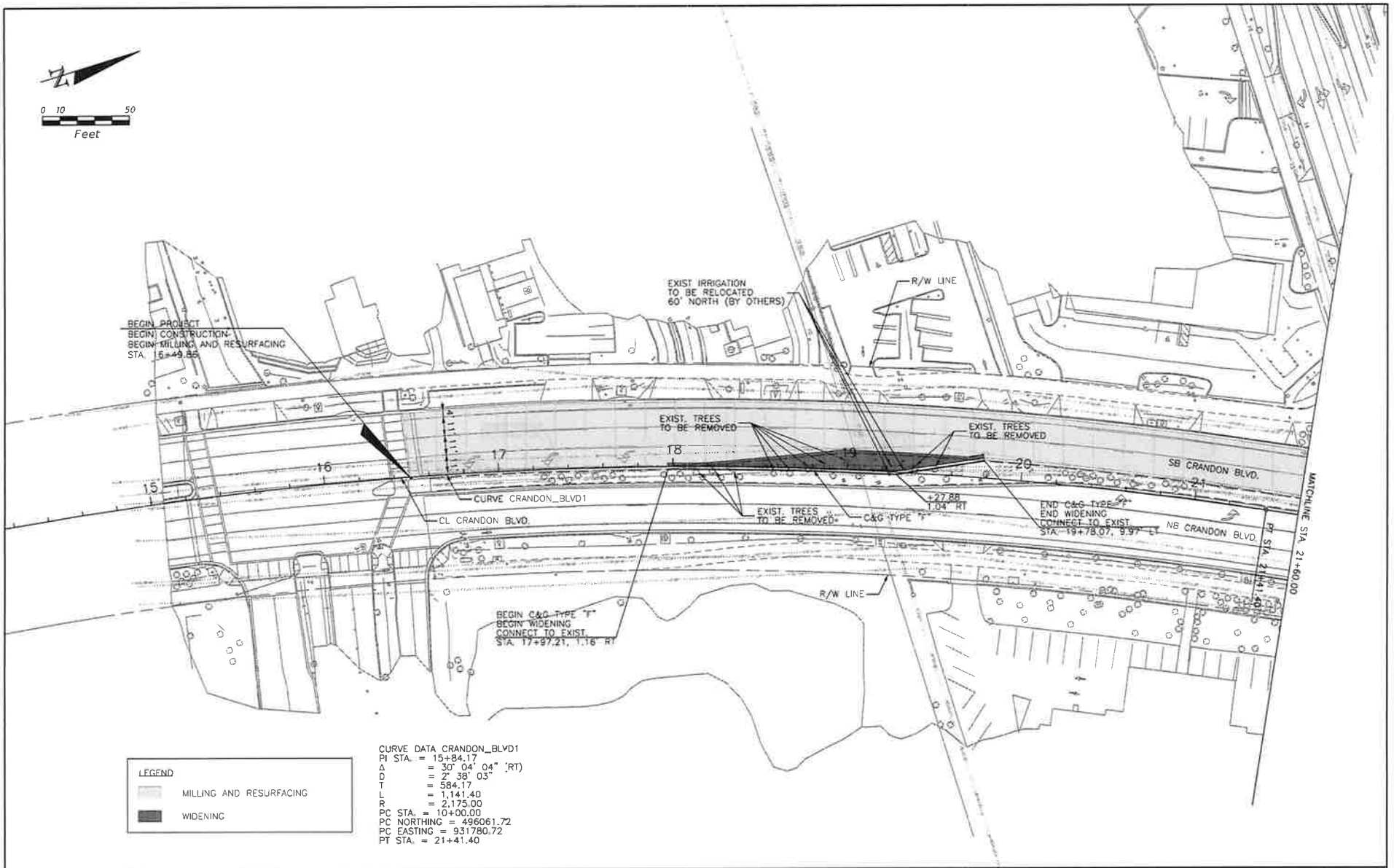
PROJECT NAME	BCC PROJECT NO.
CRANDON BOULEVARD IMPROVEMENTS PROJECT	1021006.GEC

TYPICAL SECTIONS

SHEET NO. 3

wstahovec
6/3/2022 3:25:19 PM Default
H:\Projects\1021006.GEC - Village of Key Biscayne\TO#1_Crandon_Boulevard\8-CAD\Roadway\TYPSRD01.DGN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BCC ENGINEERING, LLC.
ANDREW JAMES LIST, P.E. No. 87190
6401 SW 87th Avenue, Suite 200.
Miami, Florida 33173
P: (305)670-2350 F: (305)670-2351
Certificate of Authorization No. 7184

VILLAGE OF KEY BISCAYNE
PUBLIC WORKS DEPARTMENT

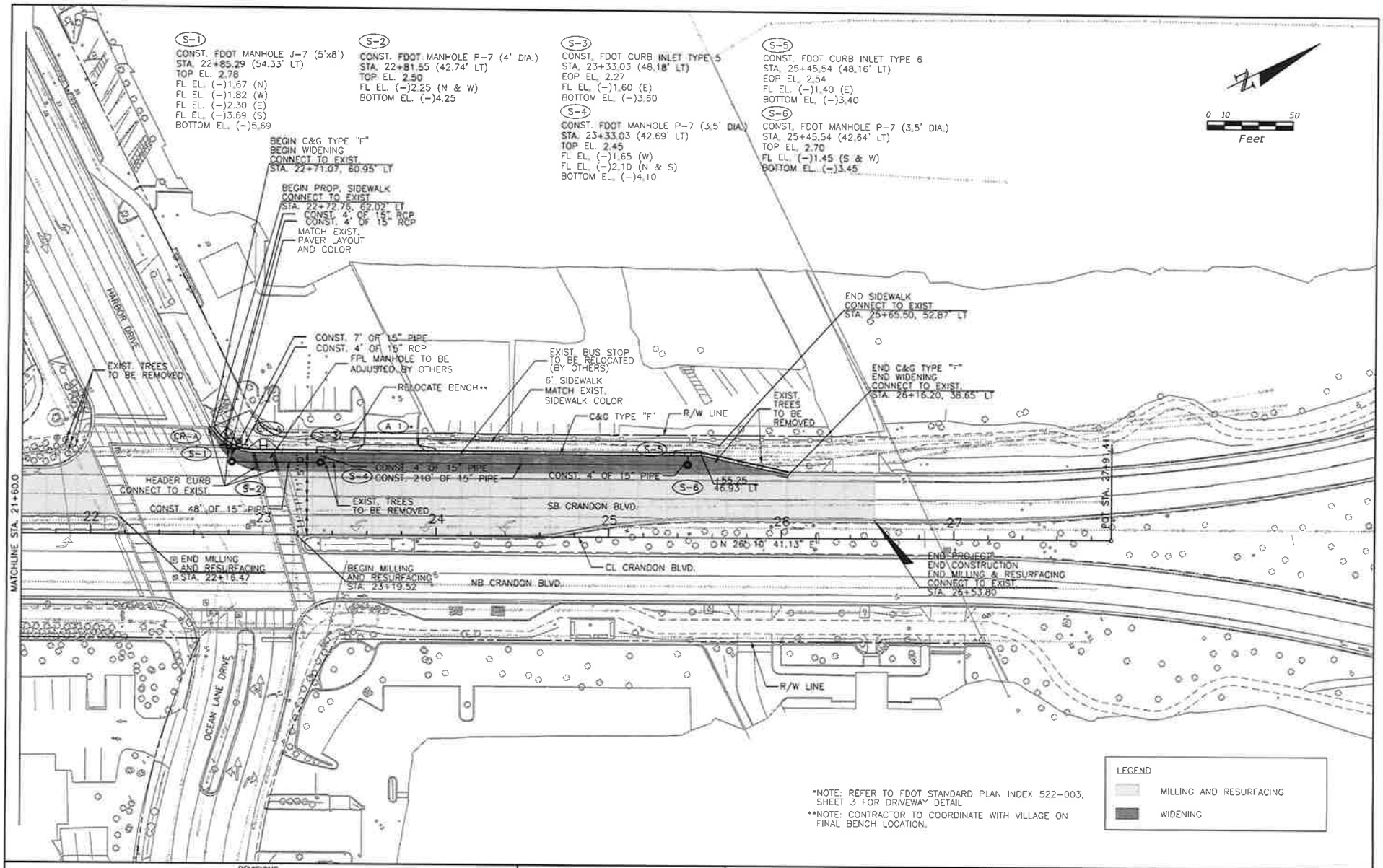
PROJECT NAME	BCC PROJECT NO.
CRANDON BOULEVARD IMPROVEMENTS PROJECT	1021006.GEC

ROADWAY PLAN (1)

SHEET NO. 7

wstahovec
6/3/2022 5:28:01 PM Default
H:\Projects\1021006.GEC - Village of Key Biscayne\10#1_Crandon_Boulevard\8-CAD\Roadway\PLANRD01.dgn

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BCC ENGINEERING, LLC.
ANDREW JAMES LIST, P.E. No. 87190
6401 SW 87th Avenue, Suite 200,
Miami, Florida 33173
P: (305)670-2350 F: (305)670-2351
Certificate of Authorization No. 7184

VILLAGE OF KEY BISCAYNE
PUBLIC WORKS DEPARTMENT

PROJECT NAME	BCC PROJECT NO.
CRANDON BOULEVARD IMPROVEMENTS PROJECT	1021006.GEC

ROADWAY PLAN (2)

SHEET NO. 2

wstahovec
6/17/2022 3:22:46 PM Default
H:\Projects\1021006.GEC - Village of Key Biscayne\10#1_Crandon_Boulevard\8-CAD\Roadway\PLANR002.dgn

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning, Planning and Public Works
88 West McIntyre Street, Suite 250 Key Biscayne, FL 33149
Phone (305) 365-5512 Fax (305) 365-5556
www.keybiscayne.fl.gov

RECEIVED
Village of Key Biscayne
Zoning Hearing Date
By: O. GARCIA
No. DRV22-00030

PLANNING AND ZONING APPLICATION

(Application is nine pages. Please fill out completely.)

Date Filed: 7/1/2022

File #: DRV22-00030
(to be completed by Staff)

1. REQUEST FOR:

( ) SUPERVISORY VARIANCE
( ) ADMINISTRATIVE VARIANCE
( ) REGULATORY VARIANCE
( ) APPEAL OF AN ADMINISTRATIVE DECISION
(x) SITE PLAN APPROVAL
( ) OTHER

( ) AMENDMENT TO ZONING ORDINANCE
( ) CONDITIONAL USE
( ) AMENDMENT TO THE MASTER PLAN
( ) ZONING DISTRICT CHANGE

Explain your request:
Site plan approval for a mixed-use, office and commercial development, at the property

2. Street Address of Property: 12-24 Crandon Boulevard
Legal Description: Lot(s) See attached Block _____
Subdivision: Matheson Estate
3. Name of Applicant: ES KB Partners, LLC
Mailing Address of Applicant: 2665 S Bayshore Dr. Unit 440, Miami, FL 33133
Business Telephone: 786-543-5371 Home: _____ Fax: _____
Email: Carloslopez@latitudegroup.com
4. Name of Property Owner if Different from Applicant: Same as above
Address of Property Owner if Different from Applicant: _____
Business Telephone: _____ Home: _____ Fax: _____
Email: _____

5. Contact Person: Name Mario Garcia-Serra Address: 600 Brickell Avenue, #3500
   Telephone: 305-376-6061 Fax: _____ Email: MGarcia-serra@gunste
6. Name/address of anyone else who should receive notice of the hearing?
   Rbehar@gunster.com
7. If applicant is owner, indicate date purchased: 2015
8. If applicant is lessee, indicate date leased _____ Years _____
9. Is there an option to purchase the property? Yes ( ) No ( )
10. Is the request the result of a violation notice? No If yes, attach a copy of the violation.
11. Existing use of property Vacant. If residential, how many apartments _____?
    Hotel units _____? If commercial, how many sq. ft. in your space _____?
    Single family home? Yes ( ) No ( )
12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation.)
    N/A
13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:
    a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.
       N/A
    b. Is compatible with the surrounding land uses and would not be detrimental to the community.
       N/A
14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I) (We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I) (We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my) (our) knowledge. (I) (We) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: _____ Date 08/23/20

Signature of Owner: _____ Date 8/23/2022

Application Received by: O. GARCIA Date 8/23/2022

Approved by: _____ Date _____

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, Carlos Lopez Sosa, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, Carlos Lopez Sosa, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of Applicant

Sworn to (or affirmed) and subscribed before me this 29th day of June 2022 by Carlos Lopez Sosa.
Name of person making statement

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

ADA VALIDO
MY COMMISSION # HH 172023
EXPIRES: January 1, 2026
Bonded Thru Notary Public Underwriters

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Fla Drivers License

****

Corporation Affidavit

I, Carlos Lopez Sosa, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, Carlos Lopez Sosa, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this 29th day of June 2022, by Carlos Lopez Sosa.
Name of person making statement

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

ADA VALIDO
MY COMMISSION # HH 172023
EXPIRES: January 1, 2026
Bonded Thru Notary Public Underwriters

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Fla Drivers License

Owner/Power of Attorney Affidavit

I, Carlos Lopez Sosa, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: site plan approval

relative to my property, which is hereby made by me OR I am here by authorizing Mario Garcia-Serra to be my legal representative before the Village Council.

I, Carlos Lopez Sosa, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this 29th day of June 2022, by Carlos Lopez Sosa.
Name of person making statement

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

MY COMMISSION # HH 172023
EXPIRES: January 1, 2026
Bonded Thru Notary Public Underwriters

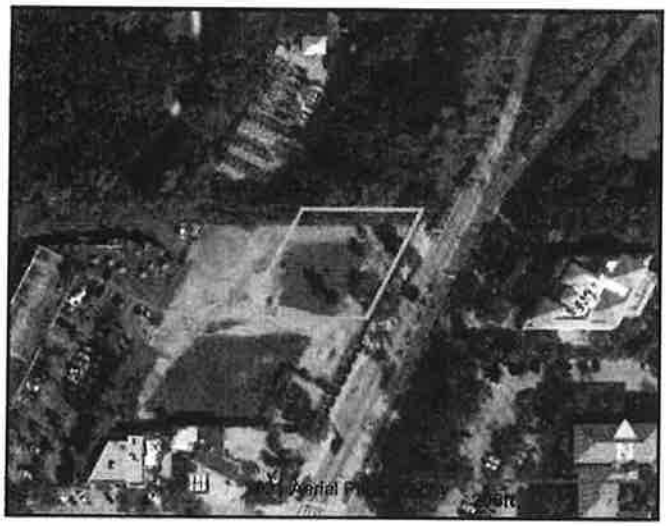
Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Fla Driver's License

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/23/2022

Property Information	
Folio:	24-4232-002-0020
Property Address:	12 CRANDON BLVD Key Biscayne, FL 33149-1410
Owner	ES KB PARTNERS LLC
Mailing Address	2665 S BAYSHORE DR UNIT 440 MIAMI, FL 33133 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	14,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$2,520,000	$2,240,000	$2,240,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$2,520,000	$2,240,000	$2,240,000
Assessed Value	$2,464,000	$2,240,000	$2,240,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$56,000		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
32-33 54 42 & 4-5-6 55 42
.32 AC M/L PB 46-86
MATHESON EST
BEG NE COR TR 1 TH SWLY125FT
W125FT NELY125FT E125FT TO POB

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$2,464,000	$2,240,000	$2,240,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$2,520,000	$2,240,000	$2,240,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$2,464,000	$2,240,000	$2,240,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$2,464,000	$2,240,000	$2,240,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/21/2015	$15,000,000	29748-4176	Qual on DOS, multi-parcel sale
06/08/2012	$1,084,300	28150-2747	Affiliated parties

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/23/2022

Property Information	
Folio:	24-4232-002-0021
Property Address:	
Owner	ES KB PARTNERS LLC
Mailing Address	2665 S BAYSHORE DR UNIT 440 MIAMI, FL 33133 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	19,750 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$3,555,000	$3,178,664	$3,160,000
Building Value	$0	$0	$0
XF Value	$18,131	$18,397	$18,664
Market Value	$3,573,131	$3,197,061	$3,178,664
Assessed Value	$3,516,767	$3,197,061	$3,178,664

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$56,364		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
32-33 54 42 & 4-5-6 55 42
.45 AC M/L PB 46-86
MATHESON EST
BEG NE COR TR 1 TH SWLY125FT TO
POB CONT SWLY25FT W250FT N 26 DE

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,516,767	$3,197,061	$3,178,664
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,573,131	$3,197,061	$3,178,664
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,516,767	$3,197,061	$3,178,664
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,516,767	$3,197,061	$3,178,664

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/21/2015	$15,000,000	29748-4176	Qual on DOS, multi-parcel sale
08/23/2011	$4,750,000	27800-3979	Not exposed to open-market; atypical motivation
02/01/2007	$9,250,000	25357-3343	Deeds that include more than one parcel
03/01/1997	$2,000,000	17558-2438	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

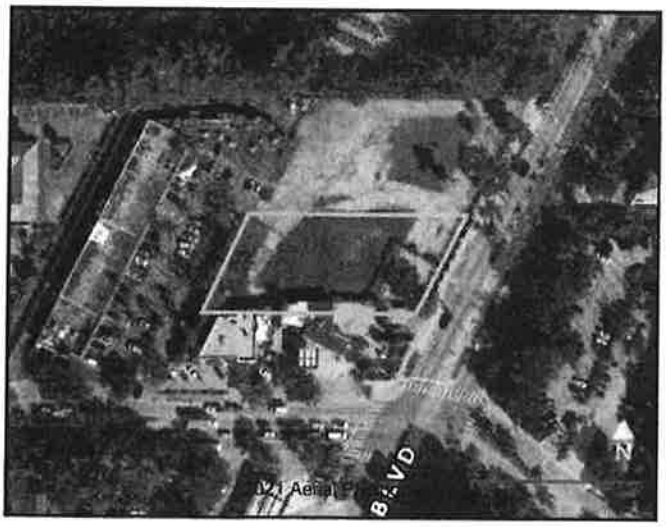
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/23/2022

Property Information	
Folio:	24-4232-002-0030
Property Address:	24 CRANDON BLVD Key Biscayne, FL 33149-1410
Owner	ES KB PARTNERS LLC
Mailing Address	2665 S BAYSHORE DR UNIT 440 MIAMI, FL 33133 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	28,325 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$5,098,500	$4,532,000	$4,532,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$5,098,500	$4,532,000	$4,532,000
Assessed Value	$4,985,200	$4,532,000	$4,532,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$4,985,200	$4,532,000	$4,532,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$5,098,500	$4,532,000	$4,532,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$4,985,200	$4,532,000	$4,532,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$4,985,200	$4,532,000	$4,532,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$113,300		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
32-33 54 42 & 4-5-6 55 42
MATHESON EST .58 AC M/L PB 46-86
BEG 150FTS OF NE COR TR 1 SW
113.32FT W250FT NELY113.32FT E25
FT TO POB

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/21/2015	$15,000,000	29748-4176	Qual on DOS, multi-parcel sale
08/23/2011	$4,750,000	27800-3979	Not exposed to open-market; atypical motivation
02/01/2007	$9,250,000	25357-3343	Deeds that include more than one parcel
03/01/1997	$2,000,000	17558-2438	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:



Detail by Entity Name

Florida Limited Liability Company
ES KB PARTNERS, LLC

Filing Information

Document Number	L15000063384
FEI/EIN Number	47-3899968
Date Filed	04/10/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/06/2017
Event Effective Date	NONE

Principal Address

240 Crandon Blvd.
285
Key Biscayne, FL 33149

Changed: 04/26/2021

Mailing Address

240 Crandon Blvd.
285
Key Biscayne, FL 33149

Changed: 04/26/2021

Registered Agent Name & Address

FINK, BRIAN L, ESQ
2121 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Name Changed: 11/06/2017

Address Changed: 11/06/2017

Authorized Person(s) Detail

Name & Address

Title MGR

Lopez, Carlos
240 Crandon Blvd.
285
Key Biscayne, FL 33149

Annual Reports

Report Year	Filed Date
2020	01/27/2020
2021	04/26/2021
2022	01/13/2022

Document Images

01/13/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
11/06/2017 -- LC Amendment	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
10/14/2015 -- LC Amendment	View image in PDF format
03/14/2015 -- LC Amendment	View image in PDF format
03/10/2015 -- Florida Limited Liability	View image in PDF format

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 00041584.00001
Writer's Direct Dial: (305) 376-6061
Writer's E-Mail Address: MGarcia-Serra@gunster.com

February 9, 2023

RECEIVED
Village of Key Biscayne
Zoning Hearing Date
J. GAUGER
DRY22-00030
2-10-23

VIA ELECTRONIC & HAND DELIVERY

Mr. Jeremy Calleros Gauger
Director
Building, Planning & Zoning Department
Village of Key Biscayne
88 West McIntyre Street, Suite 250
Key Biscayne, FL 33149

Re: Key Biscayne Gateway / 12-24 Crandon Boulevard/ Site Plan Approval

Dear Mr. Calleros Gauger:

On behalf of ES KB, LLC, (the "Applicant"), we respectfully submit the enclosed revised set of plans for a new commercial building to be located at 12-24 Crandon Boulevard in Key Biscayne, Florida (the "Property"). The revised plans address all of the Village staff comments previously provided on August 26th and December 13th, except for a cross access point with the neighboring Harbor Plaza property located at 93 Harbor Drive. The Applicant was unable to reach an agreement with the neighboring property owner on the terms of a cross access easement. As such, the plans have been revised to not include any cross-access or golf cart parking.

We are confident that this project will be a welcomed development of this longtime vacant lot, as it provides substantial benefit in the form of new high quality commercial and recreational building and will help to create a truly prominent and prestigious gateway to the Village of Key Biscayne. As such, we respectfully request your favorable consideration of this application.

If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,

Mario García-Serra

Mario Garcia-Serra

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 00041584.00001
Writer's Direct Dial: (305) 376-6061
Writer's E-Mail Address: MGarcia-Serra@gunster.com

November 18, 2022

VIA ELECTRONIC & HAND DELIVERY

Mr. Jeremy Gauger
Director
Planning & Zoning Department
Village of Key Biscayne
8 Crandon Boulevard, Suite 250
Key Biscayne, FL 33149

RECEIVED
Village of Key Biscayne
Zoning Hearing Date
By: O. GARCIA
No. DRV22-00030
11/21/2022

Re: Key Biscayne Gateway / 12-24 Crandon Boulevard e / Letter of Intent for Planning and Zoning Board Application

Dear Mr. Gauger:

On behalf of ES KB, LLC, (the "Applicant"), we respectfully submit this letter of intent in connection with the enclosed Planning and Zoning application for: Site Plan Approval for a new commercial building to be located at 12-24 Crandon Boulevard in Key Biscayne, Florida (the "Property"). The Property, composed of two different tax folios, is designated Commercial on the Future Land Use Map, is zoned Low Intensity Commercial District (C-1). The 58,815 square-foot (1.35-acre) Property is located on the west side of Crandon Boulevard and is the first property after you pass Crandon Park.

The proposed building will be 3 stories in height and consist of 10,064 square feet of retail and 15,517 square feet of office. The parking will be separated between a surface parking lot in the rear and a smaller underground level parking area with a total 101 parking spaces and three (3) cart spaces. In addition, the building will have an activated rooftop with four (4) rooftop tennis courts, restrooms and building services.

Both the parking and the tennis courts will be well covered through a beautiful architectural feature and parapet as well as tasteful landscaping along the edges of the Property. The landscaping combined with the screening and architectural wall, will provide additional cover from the adjacent gas station. Moreover, the structures are located on the portion of the Property fronting Crandon Boulevard with the parking in the rear in order to create a pedestrian friendly streetscape as well as create a buffer to the surrounding uses. This combined with floor to ceiling glazing, paseos, and cantilevered second floor covering the first floor, will create a desirable area to shop and walk through on your way to or from Crandon Park.

We are confident that this Project will be a significant and positive new addition to this longtime vacant lot, as it provides substantial benefit in the form of new high quality commercial and recreational building and will help to create a truly prominent and prestigious gateway to Key Biscayne. As such, we respectfully request your favorable consideration of this application.

If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,

Mario Garcia-Serra

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 6, 2022

Village of Key Biscayne
88 West McIntyre Street
Key Biscayne, FL 33149

Re: Property owners within 300 feet of:
SUBJECT: 12 Crandon Boulevard, Key Biscayne, FL 33149
FOLIO NUMBER: 24-4232-002-0020
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 .32 AC M/L PB 46-86 MATHESON EST BEG NE COR TR 1 TH SWLY125FT W125FT NELY125FT E125FT TO POB

FOLIO NUMBER: 24-4232-002-0021
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 .45 AC M/L PB 46-86 MATHESON EST BEG NE COR TR 1 TH SWLY125FT TO POB CONT SWLY25FT W250FT N 26 DE 41 MIN 30 SEC E150FT E125FT SWLY125FT E125FT TO POB

SUBJECT: 24 Crandon Boulevard, Key Biscayne, FL 33149
FOLIO NUMBER: 24-4232-002-0030
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 MATHESON EST .58 AC M/L PB 46-86 BEG 150FTS OF NE COR TR 1 SW 113.32FT W250FT NELY113.32FT E25 FT TO POB

This is to certify that the attached ownership list, map, and mailing labels are a complete and accurate representation of the real estate property and property owners within 300 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

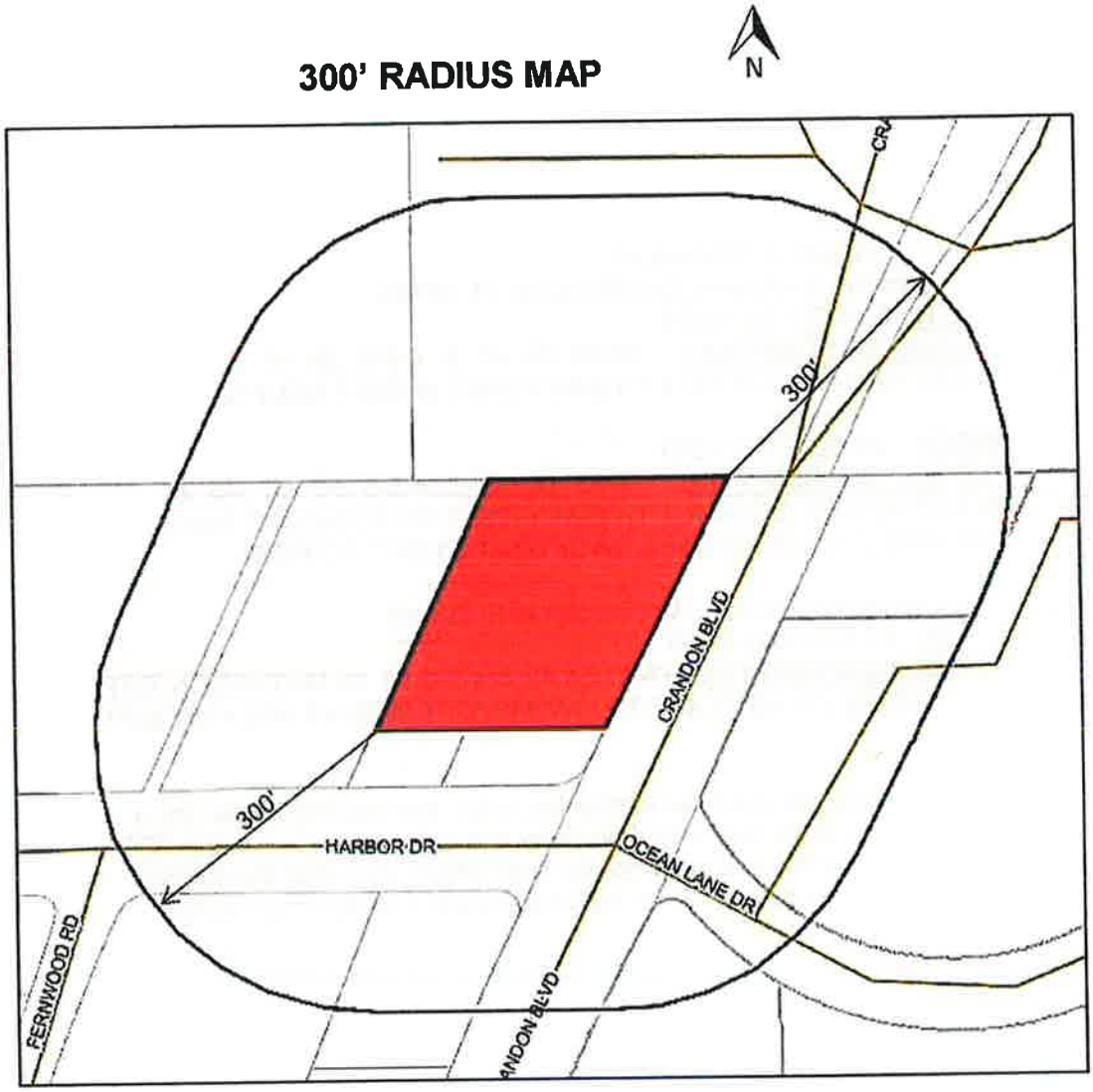
Diana B. Rio

Total number of property owners without repetition: **194, including 4 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

300' RADIUS MAP



SUBJECT: 12 Crandon Boulevard, Key Biscayne, FL 33149
FOLIO NUMBER: 24-4232-002-0020
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 .32 AC M/L PB 46-86 MATHESON EST BEG NE COR TR 1 TH SWLY125FT W125FT NELY125FT E125FT TO POB

FOLIO NUMBER: 24-4232-002-0021
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 .45 AC M/L PB 46-86 MATHESON EST BEG NE COR TR 1 TH SWLY125FT TO POB CONT SWLY25FT W250FT N 26 DE 41 MIN 30 SEC E150FT E125FT SWLY125FT E125FT TO POB

SUBJECT: 24 Crandon Boulevard, Key Biscayne, FL 33149
FOLIO NUMBER: 24-4232-002-0030
ABBREV. LEGAL DESCRIPTION: 32-33 54 42 & 4-5-6 55 42 MATHESON EST .58 AC M/L PB 46-86 BEG 150FTS OF NE COR TR 1 SW 113.32FT W250FT NELY113.32FT E25 FT TO POB

VILLAGE OF KEY BISCAYNE

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Edward London
Allison McCormick
Brett G. Moss
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 04, 2023

TO: Honorable Mayor and Councilmembers

FROM: Steven C. Williamson, Village Manager

RE: Manager's Report

Section 1: Safe and Secure Village

a) Traffic Solutions (Police Chief Frank Sousa & Building, Zoning and Planning Director Jeremy Calleros Gauger)

A verbal update will be provided

Section 2: Thriving and Vibrant Local Community and Marketplace

a) Policy Guidance on Art in Public Places (Building, Zoning and Planning Director Jeremy Calleros Gauger)

The Village's current ordinance is based on Miami Dade County standards and states: "shall provide for the acquisition of Works of Art equivalent in value to not less than 1½ percent of the construction costs of new governmental buildings, provided that no funds may be appropriated for this purpose from the ad valorem tax operations fund."

- The Village has been successful in incorporating new works of art as part of major new construction
- The Village has ongoing issues with deferring maintenance on existing works of public art which may result in higher overall repair costs
- The Village may consider altering the ordinance to better provide for ongoing maintenance funding since new governmental buildings are rare extremely rare additions.

  Option 1: Change nothing and continue to fund maintenance through budget requests from general fund

  Option 2: Expand application of 1.5% contribution to include all capital projects, (Not just buildings per current ordinance)

  Option 3: Further expand application of 1.5% contribution to include capital and ongoing major maintenance projects

b) Monument Signage Report (Building, Zoning and Planning Director Jeremy Calleros Gauger)

Building, Zoning and Planning staff has a compiled an inventory of monument signs which includes: location, dimensions for setbacks, height, width, and area, type, materials, and lighting

Reference Table in Exhibit 2.a for the detailed breakdown of the properties

c) A motion approving a multi-tenant sign at 260 Crandon Blvd Report (Building, Zoning and Planning Director Jeremy Calleros Gauger)

Reference memo and attachments in Exhibit 2.c

Section 3: Engaging and Active Public Spaces and Programs

No updates to report

Section 4: Accessible, Connected, and Mobile Village-Wide Transportation

No updates to report

Section 5: Resilient & Sustainable Environment and Infrastructure

No updates to report

Section 6: Effective and Efficient Government Services

a) Resident Experience and Service Program update (Chief of Staff Jocelyne Moussavou)

Since the January 2023 update, the Residence Experience and Service Program has successfully implemented a good number of its objectives towards the goal of *providing all residents with superior customer service in a kind, professional and timely manner*.

These tasks include:

- Establishment of a 9-person taskforce to champion the implementation and management of the Resident Experience and Service program to ensure program goals and objectives are understood, actions and milestones implemented and that the needs the needs of the Key Biscayne Community (which includes staff, businesses, and residents) are effectively and efficiently met. This task force convenes every three weeks and is comprised of representatives from all Village departments.
- Officially launched the VKB 311 application to capture, respond and monitor requests from residents (Launch date was February 13, 2023, and to date the Village currently has 145 registered users).
- Development of processes and procedures to allow staff to better manage service requests and responses to the community.
- Create an employee orientation guide that will train and inspire employees on the VKB mission, vision, and values (in progress)
- Develop a short/medium/long term implementable plan for the entire Residence Experience and Service program (in progress)

b) CIP project update (CIP & Grants Manager Colleen Blank)

REPLACE COMMUNITY CENTER POOL DECK

Description: Community Center Pool Deck was assessed by an engineering firm and determined to need replacing in 2021. This project includes replacing the pool deck as well as the interior of the pool itself. Pool ladders, deck drains, electrical components, and lighting will be replaced.

Phase: Construction

Progress: Demolition of the existing pool and pool deck began on 1/10/2023. Filter replacement should arrive within 3-4 weeks. The concrete continues to cure and will be sealed when the pool is closed to install the filters. Village Building and Zoning Department completed final inspection. Waiting on Department of Health inspection to close complete the project and open the pool in April 2023.

Cost: $355,000

Funding: ARPA

REMEDIATE AND CONSTRUCT PARDISE PARK

Phase: Construction

Progress: Comcast and AT&T have switched over service to the transition pole. Electrician finished trim out, and all fixtures and the rough-in inspection was performed on 2/28. FPL has energized the new lines. Sprinkler heads and controllers installed and connected. Turf, trees, and shrubs are installed. Pavers and hardscape are complete. Completion of all utility undergrounding and installation of the Bedia Plaza is the final outstanding item before project is complete. Ribbon cutting is scheduled for late April 2023.

Remediation of the park is complete. Designation of the park as a green reuse area is ongoing. Reimbursement is expected to be received in June of 2023.

Cost: $1,937,634

Funding: $200,000 Florida Recreational Development Assistance Program (FRDAP) grant. Village General Fund dollars in the amount of $1,737,634 allocated in FY22 and FY23.

The Brownfield/Green Reuse Area designation will allow the Village to recoup most of the remediation costs incurred during site preparation. The remaining costs of the project are funded through the Village's General Fund. The Village anticipates receipt of the tax credits approximating $150,000 late summer 23'.

IMPROVE BEACH PARK

Description: Beach Park is the Village's only publicly owned beach front property. The park is for residents only and provides an oasis for passive recreation and connection to nature. The park is being redesigned to better integrate the different park amenities and areas, improve its function as a gathering place for the community, and replace structures that have met their useful life. The new design includes updating the splashpad, adding a playground, renovating the existing pavilion, and rebuilding the restroom facilities.

While the design is being developed, the Village has completed "phase zero - major maintenance and repair" in the park, including:

- Repainting all buildings and walls
- Cleaning up landscape and planting of new plants where necessary
- Pressure washing all hardscape
- Re-grading and resodding the east side palm garden area closest to the beach
- Relocating bike racks to the area between the two bathrooms
- Relocating beach side trash can out of view of visitors
- Replacing railroad ties at the east end of the park

Phase: Design

Progress: Phase Zero was completed January 30, 2023.

Peacock Architects, under the direction of Village Staff are completing the design and construction documents for the park. The CCCL permit application will be submitted by the end of April 2023. The DERM application was submitted 3/29/23. The design team is working towards completing 90% design which will include updating the cost estimate for each phase of construction. 100% design (full construction documents) to be completed by May 2023. Bathrooms have been redesigned to reflect best practices with CPTED principles, adding two changing rooms in addition to the two ADA accessible bathroom stalls.

Design Cost Estimate: $166,000

Funding:

IMPROVE CRANDON BOULEVARD

Paint Green Bike Lanes, Roadways & Crosswalk Markings

Description: Paint green bike lane markings at conflict points and repaint all roadways and crosswalk markings and stop bars along Crandon Boulevard within Village limits.

Phase: Construction

Progress: Council approved contract on January 17, 2023. Project kick-off took place the week of March 6th. Contractor currently installing line markings and green bike lanes along Crandon Blvd. Project scheduled to be completed by April 2023.

Cost: $185,000.

Funding: Florida Department of Transportation Grant to install green bike lanes in the amount of $100,000. Village funds using ARPA dollars will cover all costs greater than $100,000.

Improve Harbor Drive and Crandon Boulevard Intersection

Description: Extend southbound left-hand turn bay at Crandon Blvd and Harbor Dr intersection. Increase turn lane at Holiday Colony by 5-8 vehicle lengths.

Phase: Construction

Progress Report: Council approved contract for the Harbor Drive and Crandon Boulevard intersection improvements on February 15, 2023. Construction starts April 2023 and the project will be completed by July 2023.

Cost Estimate: $484,193

Funding: Miami-Dade County Road Impact Fee ($459,000). Village ARPA dollars cover costs in excess of $459,000.

Improve Harbor Drive and Fernwood Traffic Circle

Description: Reconstruct traffic circle at Fernwood and Harbor Drive to allow for easier passage of vehicles through the intersection.

Phase: Planning

Progress: The scope of work is being developed.

Cost Estimate: $TBD

Funding: ARPA

FORMULATE AND PROMOTE RESILIENT AND SUSTAINABLE INFRASTRUCUTRE INTEGRATION AND IMPLEMENTATION PROGRAM

Description: The Village is embarking on a comprehensive infrastructure upgrade to strengthen our resiliency to environmental threats ranging from sea level rise and increased storm frequency and severity to severe heat and wind. To upgrade the system, the Village is developing a strategic plan and implementation program for all resilient infrastructure.

Phase: Planning

Progress: Strategy document finalized by 2/17/23. Communications strategy completed 3/20/23. The scope of work for the integration and implementation plan is being developed with Black and Veatch and will be brought to Council for approval at the May Council meeting. Once approved, the resilient infrastructure integration and implementation program development will begin immediately.

Cost: TBD

Funding: Clean Water State Revolving Fund (CWSRF) ($870,000). Village is pursuing grant dollars through Resilient Florida to supplement funding ($360,000). Village has committed $1,049,000 in funding to this effort to date ($250,000 ARPA; $799,000 General Fund)

PERFORM IMMEDIATE FLOOD CONTROL AND MITIGATION

Description: Project reconstructs 100 catch basins and 1.5 miles of roadways. The catch basins will be redesigned to prevent landscape debris from clogging our stormwater system and roadways will be regraded to direct runoff to catch basins. Both treatments will reduce flooding during minor and moderate rain events in high-need areas. Areas were identified using historical flood data collected after storm events, LiDAR topographic data, and a Pavement Conditions Index (PCI). Five areas across the Village will be improved through this project.

Phase: Planning

Progress: Staff developing bid package for catch basin modifications and roadway regrading. Bidding will open in March 2023. Construction is anticipated to begin in May 2023.

Cost Estimate: $5,000,000

Funding: Village Stormwater Fund ($250,000). Hazard Mitigation Grant Program (HMGP) Federal funding has been tentatively awarded for installation of these improvements in Holiday Colony in the amount of $2,747,000. The Village is pursuing State appropriations funding in the amount of $450,000.

DESIGN K8 STORMWATER SYSTEM UPGRADE

Description: The K8 School Basin rests in the center of the Village adjacent to the Civic Center and Village Green. This area consistently floods during moderate and severe rain events as well as high tides. Because of the acute flooding problem here, the redesign of the stormwater system and undergrounding of utilities improvements is a top priority. This zone is a part of the overall resilient infrastructure plan. Includes both green and gray infrastructure solutions.

Phase: Design

Progress: The Village is working with the stormwater engineering team at AECOM to complete the 30% Design, Basis of Design Report, (BODR) for the K8 Basin as well as the Village-wide stormwater system model that will inform the entire system upgrade in the years to come. The BODR is scheduled to be completed May 30, 2023. The timing of this phase's completion aligns with Village's intended application for a Clean Water State Revolving Fund (CWSRF) Loan for the 30-100% design of the K8 improvements which is due at the end of June. The Village-wide stormwater system model update is scheduled to be completed in September 2023.

Cost Estimate: 30% Design (BODR): $279,610 Drainage Assessment: $$359,769

Funding: Resilient Florida Grants ($330,000 and $885,000). Village Funding in the amount of $885,000 as required match to Resilient Florida Grant.

Reference Summary Table in Exhibit 6.b Project Page Link: Key Biscayne, FL | Capital Improvement Projects | ClearGov

VILLAGE OF KEY BISCAYNE

Village Council
Joe I. Rasco, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Brett G. Moss,
Edward London
Allison McCormick
Oscar Sardiñas
Fernando A. Vazquez

Village Manager
Steven C. Williamson

MEMORANDUM

DATE: April 4, 2023

TO: Mayor Rasco and Councilmembers

THRU: Steven C. Williamson, Village Manager

FROM: Jeremy Calleros Gauger, Director – Building, Zoning, & Planning Department

RE : Multi tenant Sign Program : 260 Crandon Boulevard

APPLICATION SUMMARY

Applicant	The Square at Key Biscayne Condominium, Inc.
Request	Approval of a multitenant shopping center uniform sign graphics criteria program
Site Address	260 Crandon Boulevard
Master Plan	Commercial
Zoning District	C-1 – Low Intensity Commercial
File Number	DRY23-00006
Recommendation	Approval with Conditions

BACKGROUND

On October 11, 2022, the Village Council approved an ordinance revising the sign regulations as it pertained to signs on architectural features. Prior to said amendment, signage was prohibited on architectural features. The amendment provided strict guidelines that would preserve the uniformity and orderly appearance of signs while allowing more flexibility in the location of signs. The building at 260 Crandon Boulevard is constructed with an architectural feature, a colonnade, that runs parallel to and curves alongside the building. The application includes a sign program that provides the graphic criteria for wall signs, blade signs, and window signs specific to this property, including the architectural feature.

EXPLANATION AND ANALYSIS

Design Review Criteria: The Village's Zoning Code under Section 30-198(2) requires prior review and approval by the Village Council of all Multitenant Center Sign graphics criteria based upon the recommendations by the Village Manager. A multitenant sign program must be consistent with the following criteria:

Criteria 1	*Number of items.* No more than five (5) items shall be contained in any one Sign.
Analysis	Each unit contains one wall sign with the option of installing the following sign types: window and door signage consistent with the Village of Key Biscayne Zoning and Land Development Regulations Section 30-195(5), unit number, and one blade sign. With respect to wall and window signage, a specific number of items for each tenant is not being proposed at this time but shall be limited to no more than five (5) at time of building permit.
Finding	Consistent
Criteria 2	*Entrance feature.* An entrance feature shall not be designed so as to effectively increase the size of a Sign.

Analysis There is no entrance feature included in this proposed sign program.

Finding Consistent

Criteria 3 *Legibility.* All Signs shall be designed to be clearly legible.

Analysis Pursuant to the proposed sign program, all signs at the Property will be designed to be clearly legible with the following font, letter size and colors:

Font: Acumin Pro Extra Condensed in Bold

Color: Bronze colored reverse channel letters.

Letter Size: 258.6 square feet of total sign area is allowed along the existing colonnade.

The total area of the façade of the existing colonnade is 2,586 square feet. There are approximately 55 units at this location that are indicated as potential units allowed to have signs, in which case a maximum of 4.7 square feet of sign area may be allocated per sign. In no event shall the total area of all signs combined exceed 10% of the colonnade's overall square footage.

Finding Consistent

Criteria 4 *Architectural features.* Signs may be placed on a building's decorative architectural feature subject to the following additional criteria:

a. Signage must be limited to on-premise tenants in the Multitenant Center.
b. The decorative architectural feature where the Sign is to be located must be adjacent to the Multitenant Center tenant identified.
c. Signs located on a decorative architectural feature shall not be placed at a height above the story where the tenant is located or above the height of the Multitenant Center building.

Analysis The following analysis is alphabetically keyed to the above criteria:

a. The Multitenant Uniform sign graphics Program proposes signage locations for on-premise tenants only. At time of building permit, the tenant information is verified to confirm the same.
b. The building at this site is a glass-designed structure that includes a curved colonnade feature that runs between the parking lot and the building. The decorative architectural feature at this site, which in this case is the existing colonnade, runs parallel and is immediately adjacent to the façade of the building.
c. The existing colonnade or architectural feature is not placed at a height above the story where the tenant is located. The height of the architectural feature is slightly lower than the height of the main building.

Finding Consistent

Criteria 5 *Building compatibility.* The material and colors of all Signs shall be compatible with the materials and colors of the Building.

Analysis The uniform sign graphics criteria of the proposed multitenant sign program ensures that the material and colors of all wall signs will be compatible with and appropriate to the materials and colors of the multitenant shopping center.

Finding Consistent

Criteria 6 *Illumination of Buildings by externally Illuminated Signs.* There shall be no such illumination of Buildings facing residential properties. The illumination of other Buildings by externally illuminated Signs shall not be brighter than the standards for Parking Lot and grounds lighting.

Analysis The subject building fronts Crandon Boulevard, across from the Miami Dade County library. Accordingly, no illuminated signs on the building will

face residential properties. Furthermore, at the building permit stage, no sign which includes externally illuminated signs will be brighter than the standard for parking lot and grounds lighting.

Finding Consistent

Multitenant shopping center uniform sign graphics criteria program includes the following:

The only graphics displays permitted for the tenants and unit owners are wall signs and storefront window signs in accordance with Village regulations. The design features and criteria of the signage program are:

Number of signs per unit:	One Wall Sign
Location:	Each sign individually located along the colonnade with different distances depending on the location of the unit in relation to the colonnade (See: Exhibit A)
Lettering Style:	Acumin Pro Extra Condensed in Bold
Lettering Color:	Bronze
Background Color:	None
Lettering Size:	258.6 square feet of total sign area is allowed along the existing colonnade. 4.7 square feet of sign area may be allocated per sign (accounting for 55 units only) but in no event shall the total area of all signs combined exceed 10% of the colonnade's overall square footage (258.6 SF maximum).
Lighting:	Internally illuminated, reverse channel letters
Logos:	None
Window Signs:	White color only. The maximum sign area allowed must be in

accordance with Section 30-195(5).

No signs permitted on rear doors or walls other than the unit number.

RECOMMENDATION

Staff recommends approval of the multitenant sign program subject to the following conditions: The proposed sign criteria package provides for content-based limitations on signs, which is inconsistent with the intent and purpose of the sign regulations, which are limited to location, size, and type of signs. It is recommended that the sign criteria package be approved subject to the following:

- Allow for content-neutral signs by eliminating specific sign wording limitations as shown on the Multitenant Sign Program.

CONCLUSION

Based on Findings and relevant background information, staff recommends that Council approve the Multitenant Sign Program submitted.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning, Planning and Public Works
88 West McIntyre Street, Suite 250 Key Biscayne, FL 33149
Phone (305) 365-5512 Fax (305) 365-5556
www.keybiscayne.fl.gov

PLANNING AND ZONING APPLICATION

(Application is nine pages. Please fill out completely.)

Date Filed: 10/6/20

File #: ~~SIGN 06~~ DRV23-00006
(to be completed by Staff)

1. REQUEST FOR:

( ) SUPERVISORY VARIANCE
( ) ADMINISTRATIVE VARIANCE
( ) REGULATORY VARIANCE
( ) APPEAL OF AN ADMINISTRATIVE DECISION
( ) SITE PLAN APPROVAL
(X) OTHER
Multitenant Center Sign Program review

( ) AMENDMENT TO ZONING ORDINANCE
( ) CONDITIONAL USE
( ) AMENDMENT TO THE MASTER PLAN
( ) ZONING DISTRICT CHANGE

Explain your request:

Applicant is proposing updates to its Multitenant Center Sign Program for The Square at Key Biscayne shopping center located at 260 Crandon Blvd

2. Street Address of Property: 260 Crandon Boulevard
Legal Description: Lot(s) _____ Block _____ THE NORTH 325 FEET OF THE SOUTH 350 OF TRACT 3 OF MATHESON ESTATES
Subdivision: SQUARE AT KEY BISCAYNE CONDO

3. Name of Applicant: The Square at Key Biscayne Condominium, Inc.
Mailing Address of Applicant: PO Box 490720
Business Telephone: 305-361-3262 Home: _____ Fax: _____
Email: office@micheleandassociates.com

4. Name of Property Owner if Different from Applicant: _____
Address of Property Owner if Different from Applicant: _____
Business Telephone: _____ Home: _____ Fax: _____
Email: _____

5. Contact Person: Name Michele Estevez Address: 260 Crandon Blvd Suite 55

   Telephone: 305-361-3262 Fax: _____ Email: office@micheleandassociates.com

6. Name/address of anyone else who should receive notice of the hearing?

   _____

7. If applicant is owner, indicate date purchased: _____

8. If applicant is lessee, indicate date leased _____ Years _____

9. Is there an option to purchase the property? Yes ( ) No (X)

10. Is the request the result of a violation notice? NO If yes, attach a copy of the violation.

11. Existing use of property commercial. If residential, how many apartments _____?

    Hotel units 0? If commercial, how many sq. ft. in your space _____?

    Single family home? Yes ( ) No (X)

12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation.)

    _____

    _____

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

    a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

       _____

       _____

       _____

    b. Is compatible with the surrounding land uses and would not be detrimental to the community.

       _____

       _____

       _____

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.

15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I) (We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I) (We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my) (our) knowledge. (I) (We) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: _____ Date 10/5/20

Signature of Owner: Attn Secretary Date 10/05/20

Application Received by: _____ Date 10/6/20

Approved by: _____ Date _____

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, _____, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

_____
Signature of Applicant

Sworn to (or affirmed) and subscribed before me this
____ day of _____, by _____.
Name of person making statement

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

****

Corporation Affidavit

I, JOSE DEL CORRAL, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, JOSE DEL CORRAL, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

_____
Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
1st day of JULY 2020 by Maria Sanz.
Name of person making statement

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARIA SANZ
MY COMMISSION # GG 090598
EXPIRES: April 5, 2021
Bonded Thru Notary Public Underwriters

Owner/Power of Attorney Affidavit

I, _____, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: _____

_____

relative to my property, which is hereby made by me OR I am here by authorizing _____ to be my legal representative before the Village Council.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

_____
Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
____ day of _____, by _____.
Name of person making statement

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Owner/Power of Attorney Affidavit

I, _____, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: _____

_____

relative to my property, which is hereby made by me OR I am here by authorizing _____ to be my legal representative before the Village Council.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

_____
Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
____ day of _____, by _____.
Name of person making statement

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

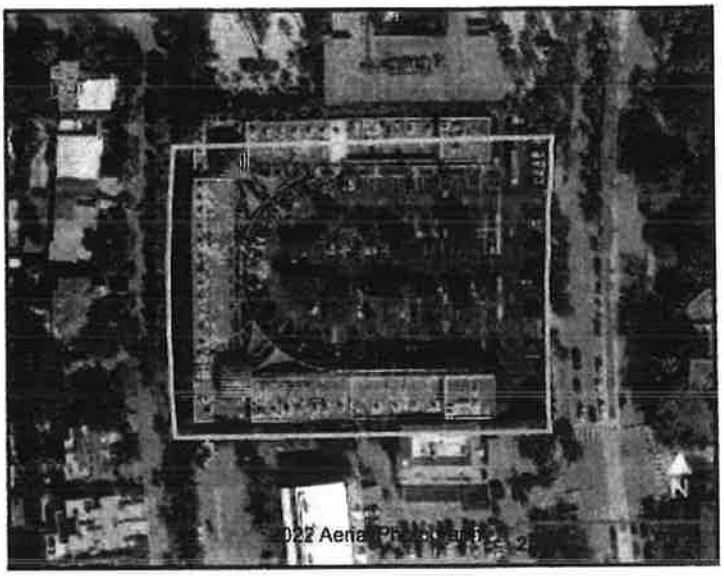
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/22/2023

Property Information	
Folio:	24-4232-022-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$0	$0	$0
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2022	2021	2020

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SQUARE AT KEY BISCAYNE CONDO DESC MATHESON ESTS PB 46-86 N325FT OF S350FT OF TR 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:



Detail by Entity Name

Florida Not For Profit Corporation
THE SQUARE AT KEY BISCAYNE CONDOMINIUM, INC.

Filing Information

Document Number	751996
FEI/EIN Number	59-2255275
Date Filed	04/11/1980
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/09/1990

Principal Address

260 CRANDON BLVD
STE 55
KEY BISCAYNE, FL 33149

Changed: 04/26/2012

Mailing Address

P.O. BOX 490720
KEY BISCAYNE, FL 33149

Changed: 03/29/2006

Registered Agent Name & Address

MICHELE & ASSOCIATES, CAM, INC.
260 CRANDON BLVD 55
KEY BISCAYNE, FL 33149

Name Changed: 01/10/2010

Address Changed: 04/26/2012

Officer/Director Detail

Name & Address

Title Secretary

Francoise, Dreuil
260 CRANDON BLVD.
3
KEY BISCAYNE, FL 33149

Title Treasurer

NATHALIE, BASICK
260 CRANDON BLVD
28
KEY BISCAYNE, FL 33149

Title VP

CANTON, JERONIMO
260 Crandon Blvd
24
KEY BISCAYNE, FL 33149

Title President

DEL CORRAL, JOSE
2475 BRICKELL AVE
2105
Miami, FL 33129

Annual Reports

Report Year	Filed Date
2021	04/26/2021
2022	02/08/2022
2023	02/24/2023

Document Images

02/24/2023 -- ANNUAL REPORT	View image in PDF format
02/08/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
05/06/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
01/10/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format

03/24/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- ANNUAL REPORT	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
04/10/1998 -- ANNUAL REPORT	View image in PDF format
05/12/1997 -- ANNUAL REPORT	View image in PDF format
08/12/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

THE SQUARE
KEY BISCAYNE

260 Crandon Blvd, Key Biscayne, FL 33149
Mailing Address: c/o Michele & Associates
PO Box 490720
Key Biscayne, FL 33149

Ph: 3053613262 - Fax: 3053615789
e-mail: office@micheleandassociates.com

To:

Ms. Andrea Agha
Village Manager
Village of Key Biscayne
88 West McIntyre St Ste 210
Key Biscayne, FL 33149

RECEIVED
Village of Key Biscayne
Zoning Hearing Date
By: O. GARCIA 3/2/23
No. DRY 23-00006

October 5, 2020

Re: Request for Approval of Updated Multitenant Center Signage Program for 260 Crandon Boulevard

Dear Ms. Agha,

On behalf of The Square at Key Biscayne Condominium, Inc., I hereby submit this request for approval of an updated Multitenant Center Signage Program for the shopping center located at 260 Crandon Boulevard. The building of the shopping center of The Square at Key Biscayne has an unusual design with glass construction which does not offer a proper way to attach a reverse-channel sign directly above a unit of the business. The available location for signage is at the top of the building's colonnade. The colonnade structure, however, is curved and does not offer space that aligns directly above every store (please see colonnade highlighted in yellow in Exhibit A). The stores that offset in the building are tucked away from the colonnade structure in corners of the mall and do not sit directly under the colonnade (please see the 16 corner stores highlighted in green Exhibit A of this letter)

We are requesting updates to the current Signage Program so that they may be enforced according to **Section E** of the attached "The Square Sign Criteria" and so that stores can place a sign on the colonnade with closest proximity possible to the store while still allowing the neighboring stores in the mall to also have a space to put their signs on the colonnade with the understanding that many stores will not be able to have their sign centered exactly above their store due to the mentioned limitations. Please see example in Exhibit B of this letter.

We are also requesting updates the current Signage Program be updated so that they may be enforced according to **Sections B,C and D** of the attached "The Square Sign Criteria."

EXHIBIT A



COLONNADE

OFFSET STORES

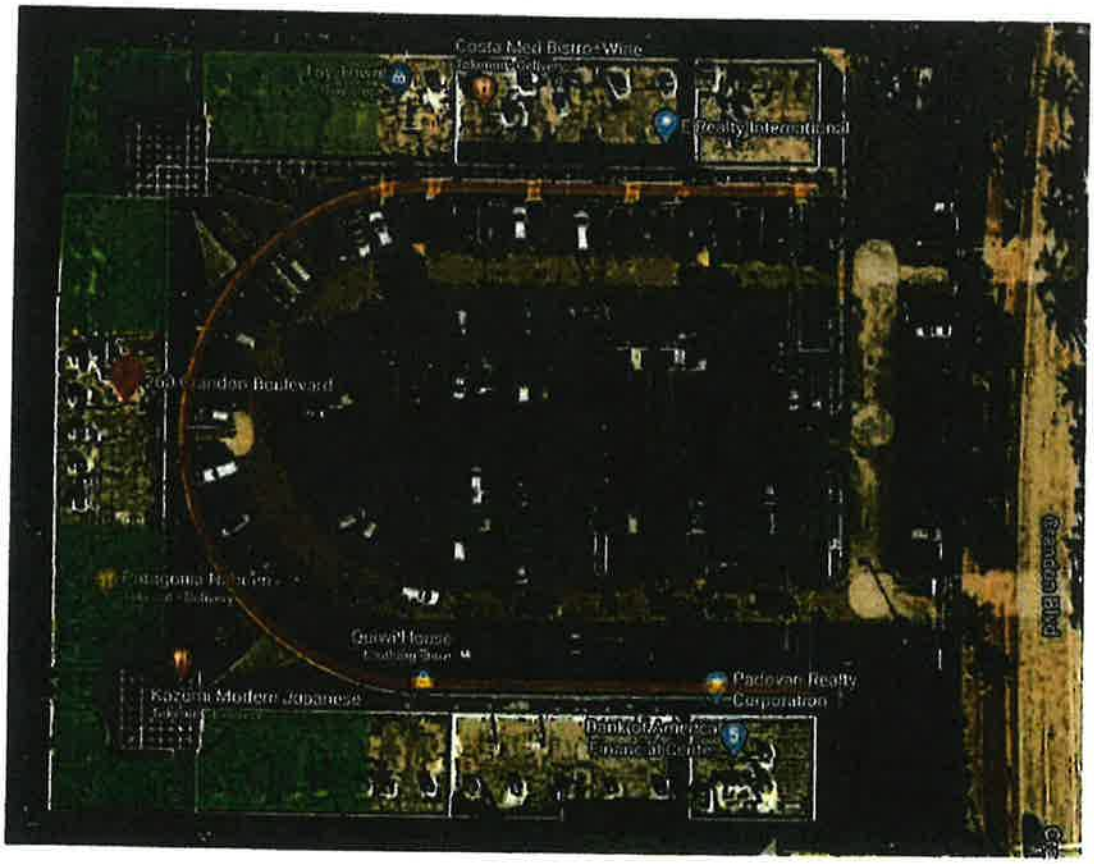


EXHIBIT B

VISULAIZATION OF REVERSE-CHANNEL SIGN PLACEMENT TO ACCOMMODATE OFFSET STORES



We kindly request that the approval of the proposed changes to our Multitenant Center Signage Program be scheduled for consideration on the next available Village Council agenda. If you have any questions regarding this matter, please contact me at 305-361-3262 or at office@micheleandassociates.com.

Sincerely,

Michele Estevez
Manager

THE SQUARE

SIGN CRITERIA

A. GENERAL REQUIREMENTS

1) All signage must comply with Sign Criteria and be reviewed and approved by the Board of Directors of the Square at Key Biscayne Condominium Association prior to any installation.

2) All signage must comply with County and Village ordinances.

B. MERCHANT/OWNER WINDOW & DOOR SIGNAGE

1) The merchant/owner may install window and door signage in the area location specified as "Useable Area" in STOREFRONT LAYOUT exhibit.

2) All window signage must be white in color only

3) The maximum space coverage within "Useable Area" and number of signs placed must adhere to Village of Key Biscayne Window Signage Ordinance:

   Chapter 30 - ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE VIII. - SIGNS
   Sec. 30-195. (5) - Permanent Window Signs
   Number (maximum): Four per establishment
   Area (maximum): Eight square feet

   Supplemental provisions:
   Instructional signage not exceeding two square feet in area affixed to or installed on windows or doors shall not be counted toward the overall Window signage square footage.

4) In no case shall flashing, moving, or audible signs be permitted.

5) In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's name or insignia.

6) No signs will be permitted on the rear doors or walls other than the unit number for delivery purposes.

7) Any window display or part of a window display that becomes by its nature part of a sign has to be approved by the Condominium Association.

THE SQUARE

SIGN CRITERIA

C. MERCHANT/OWNER UNIT NUMBER SIGNAGE

The unit number shall be placed in 6 inch (maximum) plain white numbers in the upper half of the glass adjacent to the store door in the area specified as "Unit Number Location" in STOREFRONT LAYOUT exhibit.

D. MERCHANT/OWNER BLADE SIGN

1) The merchant/owner may erect a blade sign above the front door extending perpendicular to the front of the store in area location as "Blade Sign Placement" in STOREFRONT LAYOUT exhibit.

2) The sign shall be 12 inches high by 24 inches wide. It shall be constructed of a white panel no thicker than ¼ inch thick.

3) The sign shall display only the name of the business and a brief description using black lettering in non-illustrative form. Illustrations and logos may be considered for approval on a case-by-case basis only if black in color and not to exceed 35% of the sign area.

4) A scale drawing must be submitted for approval to the Condominium Association prior to installation.

E. MERCHANT/OWNER COLONNADE SIGN

1) The merchant/owner may erect a sign at his/her expense on the colonnade in the location designated for the unit according to the COLONNADE SIGN POSITION PLAN exhibit.

2) The colonnade sign shall be bronze colored reverse channel letters illuminated in the rear by fluorescent lights recessed into the channel so as not to be seen from the front.

a combined 258.6 SF for all signs along the colonnade

3) The size of the letters shall be ~~10 inches in height, the depth of the channel shall be 2 inches;~~ the font shall be "Acumin Pro Extra Condensed in BOLD" ~~The maximum length shall be according to the square footage of unit as follows:~~

~~- Units 400 sqft or less : maximum length of 51 linear inches~~
~~- Units 800 sqft or less : maximum length of 67 linear inches~~
~~- Units 1200 sqft or less : maximum length of 82 linear inches~~

FONT SAMPLE

Acumin Pro Extra Condensed in BOLD

THE SQUARE

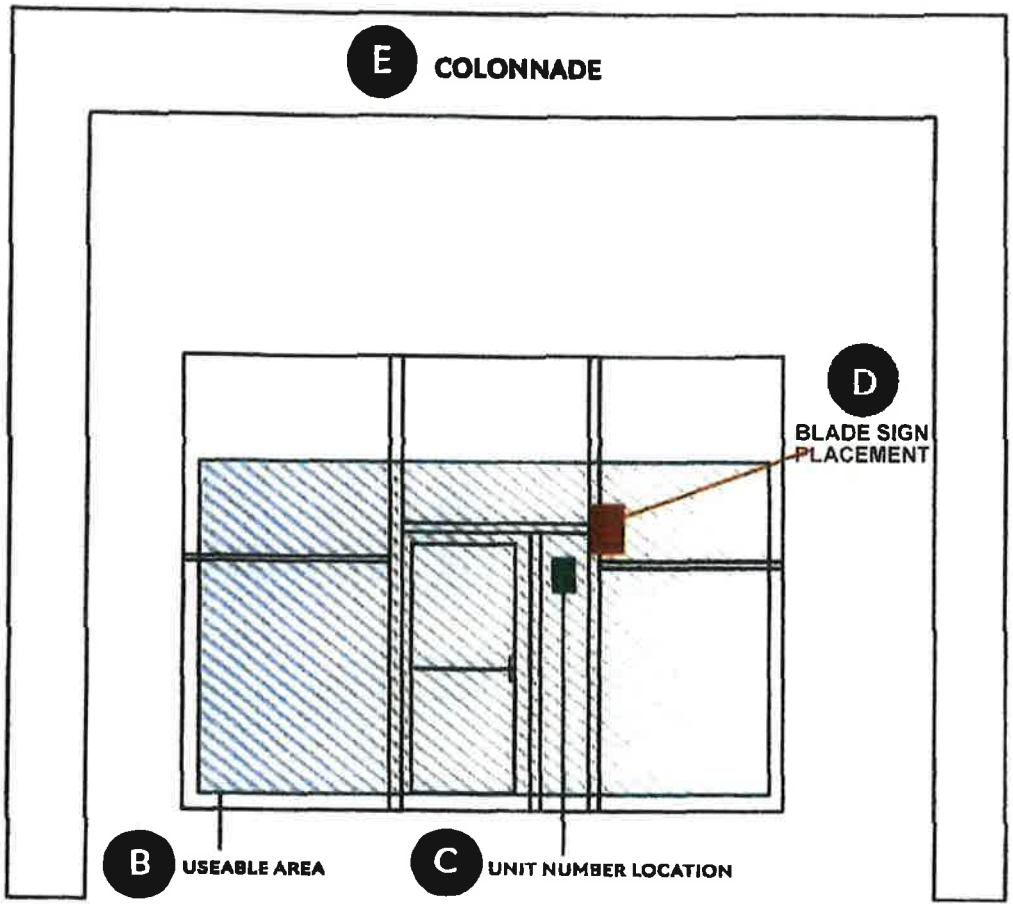
SIGN CRITERIA

4) The transformer for the light shall be installed on the back side of the colonnade.

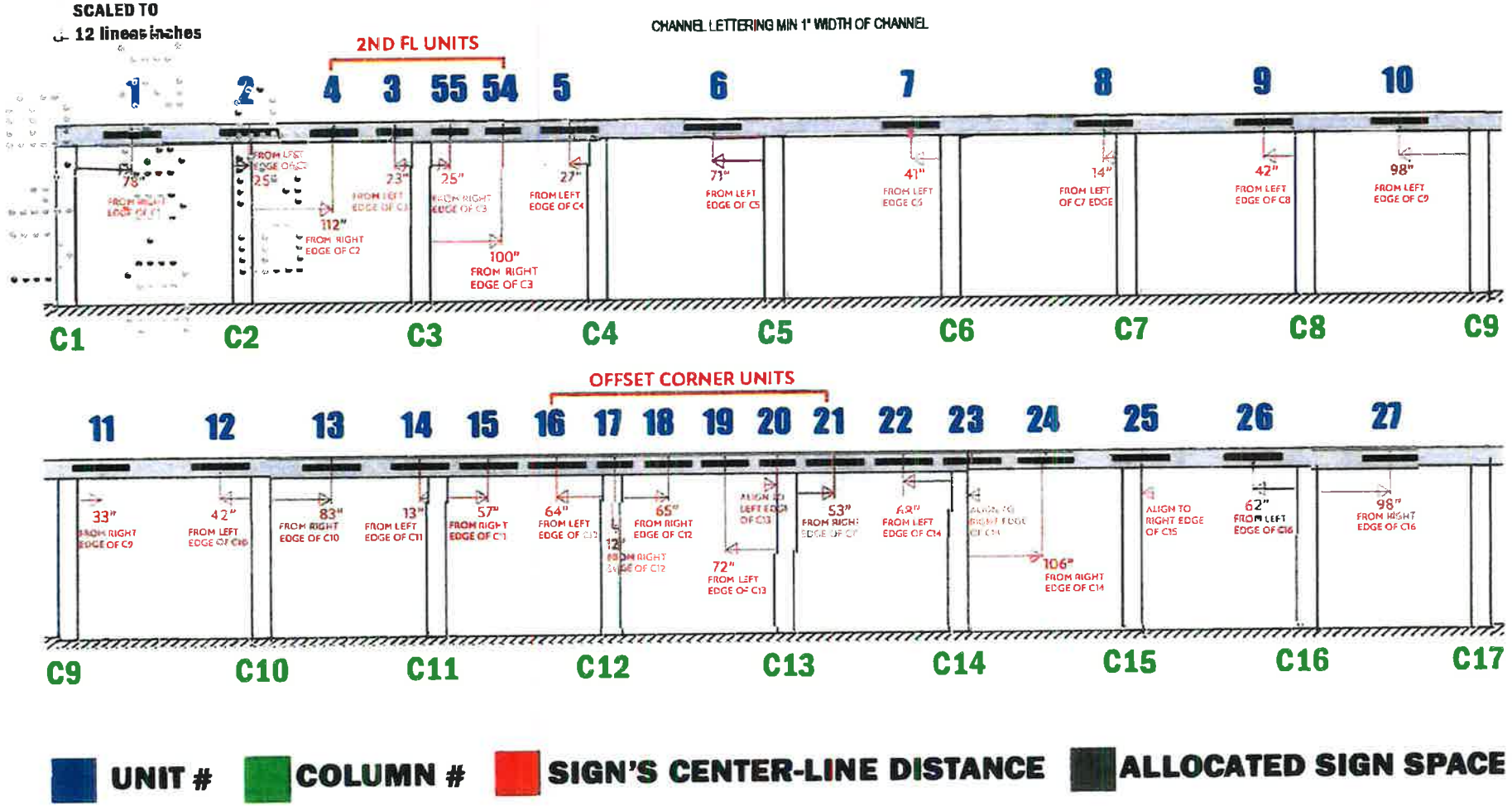
5) The words used on the sign must be either the name of the merchant, or a description of the business.

6) A scale drawing with all sign specifications and measurements must be submitted to the Condominium Association. The Board of Directors will issue a written decision on the approval of submitted plans.

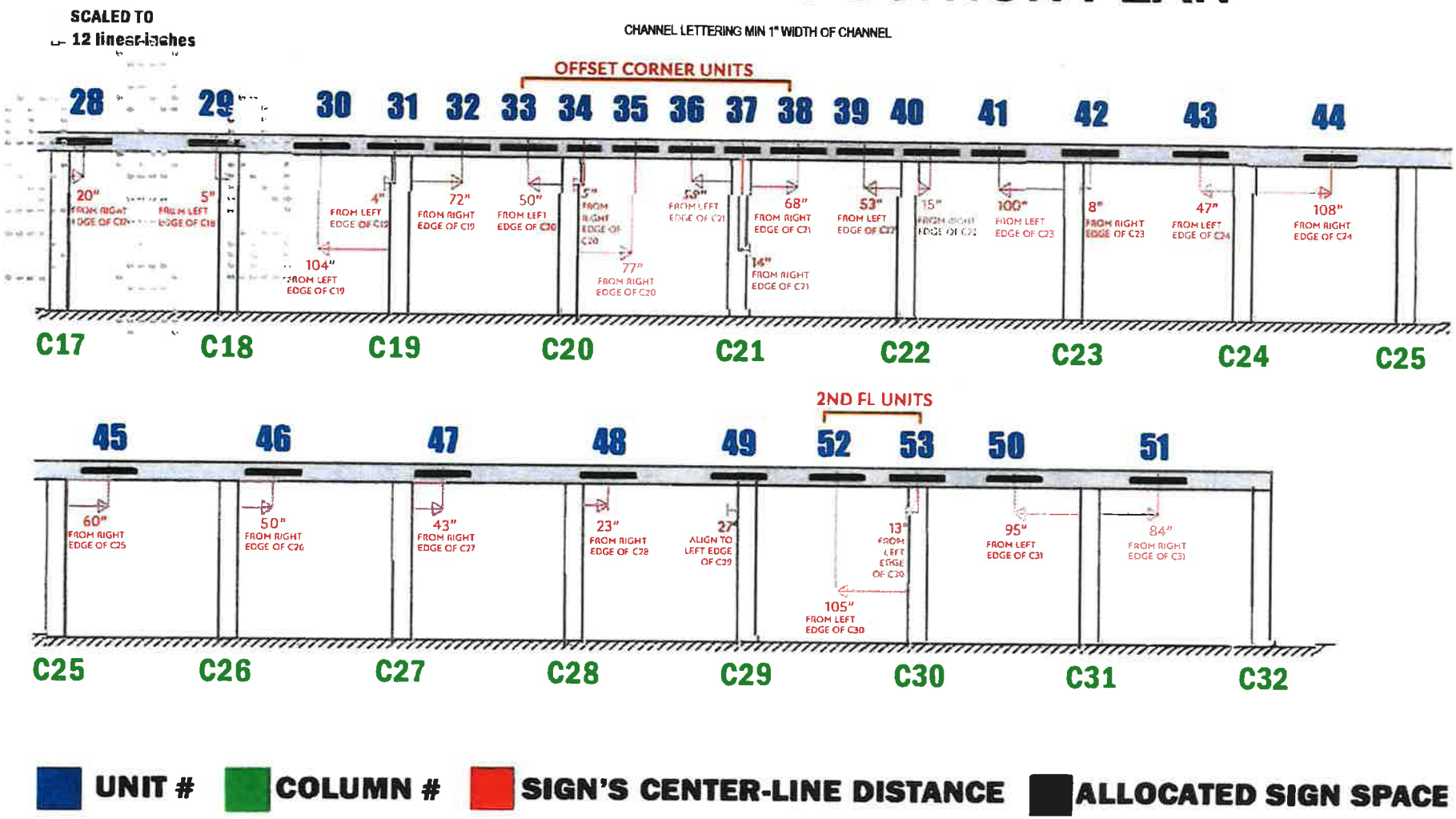
STOREFRONT LAYOUT EXHIBIT:



COLONNADE SIGN POSITION PLAN



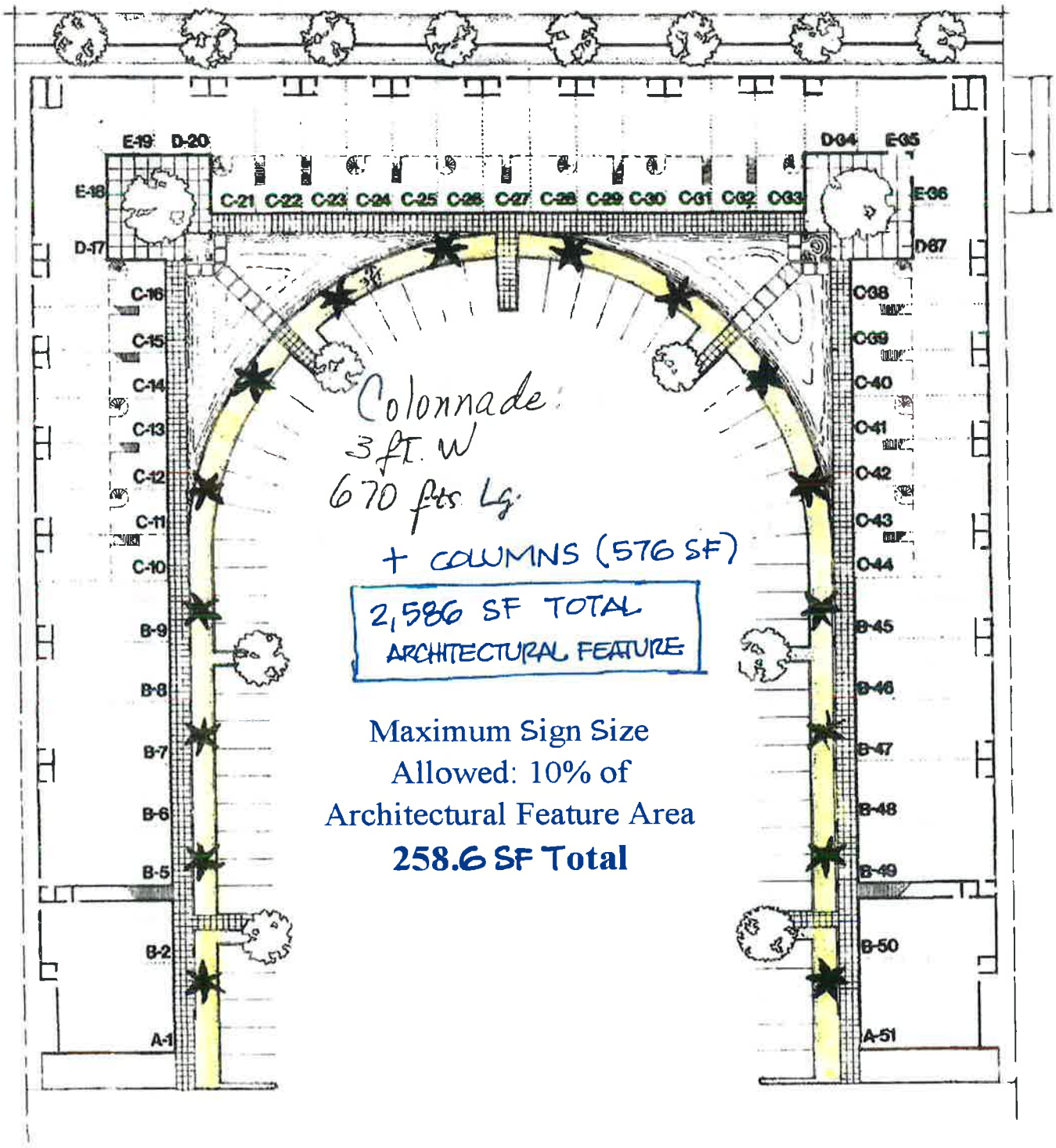
COLONNADE SIGN POSITION PLAN



RECEIVED
Village of Key Biscayne
Zoning Hearing Date
By: O. GARCIA 12/29/22
No. DRV23-00006

THE SQUARE
at Key Biscayne
Condominium Stores

PERTINENT DATA



Lease or Purchase, contact: Alicia Cervera, Licensed Real Estate Broker (305) 854-8843

EXISTING MONUMENT SIGNS AT VILLAGE OF KEY BISCAYNE

Location number	Address	Serving location	Setback from Property	Height	Width	Area	Type	Remarks	Zoning District	Lighting	Status with Proposed Regulation
1	38 Crandon Blvd.	Mobile Gas Station	5'-0"	6'-0" overall 4'-0" sign	8'-0"	32 sf	Metal and plastic cabinet	4'x4'price area & 4'x4" logo area	C-1	Back lighting	Pre-empted by FS 553.79(20)(a)2
2	84 Crandon Blvd.	Citibank	9'-0"	4'-0" overall 3'-0" sign	6'-0"	18 sf	Metal and plastic cabinet on mtl base	None	C-1	Back lighting	Compliant
3	70 Crandon Blvd.	Shell Gas Station	6'-0"	4'-4"	8'-0"	34.7 sf	Metal & Plastic	4'x4'price area & 4'x4" logo area	C-1	Back lighting	Pre-empted by FS 553.79(20)(a)2
4	180 Crandon Blvd.	T-Mobile	9'-6"	5'-6" overall 4'-0" sign	6'-0"	24 sf	Metal/plastic cabinet	None	C-1	Back Lighting	Compliant
5	260 Crandon Blvd.	The Square Shopping Center	4'-0"	5'-4" overall 4'-0" sign	6'-0"	24 sf	Metal/plastic cabinet	None	C-1	Back lighting	Compliant
6	520 Crandon Blvd.	Suntrust Bank	5'-0"	4'-0"	4'-0"	16 sf	Metal/plastic cabinet	None	C-1	Back lighting	Compliant
7	235 Crandon Blvd.	Key Colony Condominiums	15'-0"	5'-0" overall 2'-0" sign	7'-0"	14 sf	Concrete/metal letters	None	PUD-3	None	Compliant
8	575 Crandon Blvd.	Key Biscayne Ambassador	14'-0"	3'-6" overall 2'-0" sign	7'-6"	15 sf	Metal / plastic letters	None	PUD-2	None	Compliant
9	795 Crandon Blvd.	The Ocean Club	15'-0"	3'-9" overall 1'-8" sign	10'-0"	16.7 sf	Metal / wood letters	None	PUD-1	Indirect lighting	Compliant
10	951 Crandon Blvd.	Lesplanade Office Park	16'-0"	2'-0"	8'-0"	16 sf	Metal / wood letters	None	C-1	None	Compliant
11	204 Grapetree	Grapetree Townhomes	20'-0"	8'-0" overall 2'-6" sign	12'-0"	30 sf	Wood	None	RM-10	Indirect lighting	Non Compliant
12	200 Ocean Ln. Dr.	Island House	10'-0"	5'-6"	2'-0"	11 sf	Concrete plastic	None	RM-30	None	Compliant
13	299 Crandon Blvd	Key Biscayne Library	5'-0"	4'-0"	5'-0"	20 sf	Concrete witn indempted letters	None	GU	Indirect lighting	Compliant
14	301 Ocean Dr.	Silver Sands Beach Resort	5'-0"	4'-0"	8'-0"	32 sf	Metal/plastic cabinet	None	HR	Back lighting	Non Compliant
15	100 Harbor Dr	St. Agnes Catholic Church	5'-0"	4'-0" overall 18" base 32"	8'-0"	12 sf	CBS structure with channel letters	None	I	Indirect lighting	Compliant

Location number	Address	Serving location	Setback from Property	Height	Width	Area	Type	Remarks	Zoning District	Lighting	Status with Proposed Regulation
16	160 Harbor Dr	Key Biscayne Presbyterian Church	2'-0"	4'-8" overall actual sign 2'-0"	20'-8"	41 sf	Metal letters on wood structure	None	I	Indirect lighting	Non Compliant
17	350 Ocean Dr.	Oceana Key Biscayne	20'-0"	2'-6"	6'-0"	15 sf	Metal channel letters	None	HR	Indirect lighting	Compliant
18	881 Ocean Dr.	Casa del Mar	5'-0"	2'-0"	4'-0"	8 sf	Plastic	None	RM-30	None	Compliant
19	210 Seaview Dr.	Cape Florida Club	8'-0"	3'-6"	1'-6"	5.25 sf	Wood	None	RM-10	Indirect lighting	Compliant
20	95 Harbor Dr	St. Christopher's by the Sea Episcopal Church	In right of way	5'-6"	6'-0"	33 sf	Metal and plastic letters	None	I	None	Non Compliant
21	590 Sunrise Dr.	590 Ocean Drive	8'-0"	6'-0"	1'-6"	9 sf	Concrete with metal letters	None	RM-16	Indirect lighting	Compliant
22	300 Sunrise Dr.	Governor's Lodge	3'-0"	4'-0"	3'-0"	12 sf	Concrete with plastic letters	None	RM-16	Indirect lighting	Compliant

None Compliant (*) Will comply if a supervisory variance is obtained.

VKB FY23 Capital Improvement Program

Project Status			
Complete	On Target	Issues	Problems

Not Started	Planning	Bidding	Procurement	Design	Permitting	Construction	Complete
5	13	0	5	4	0	9	14

PRI	Project	PHASE	SCHEDULE				BUDGET					2023										FY2024									
		Project Phase	ESD	ASD	ECD	ACD	FY22 Village Budget	FY22 Spent	FY23 Budget Current	FY23 Spent/ Encumbered	FY23 Remaining	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Remediate and Construct Paradise Park	Construction		Nov-21	Apr-23		$ 1,623,976	$ 1,104,357	$ 833,277	$ (401,723)	$ 431,554																					
1	Improve Crandon Blvd (Harbor Intersection & Bike Lanes)	Construction		Jan-22	Jul-23		$ 700,000	$ 181,945	$ 1,175,397	$ (768,061)	$ 407,336																					
1	Formulate and Promote R&SI3P	Planning		Jul-22	Sep-23		$ 1,049,000	$ 46,369	$ 2,222,631	$ (46,859)	$ 2,175,771																					
1	Underground Electrical and Telecom Utilities Phase 1	Design		Jan-22	Jul-24		$ 522,000	$ 337,780	$ 337,780		$ 337,780																					
1	Conduct USACE Beach and Back-Bay Feasibility Study	Planning	Jun-23		Jul-26		$ 500,000	$ -	$ 500,000		$ 500,000																					
1	Construct K-8 School Central Stormwater Basin (Zone 1)	Design		Aug-22	Jul-26		$ 1,408,130	$ 618,957	$ 2,300,174	$ (516,793)	$ 1,783,381																					
2	Assess and Repair Community Center Roof	Design		Nov-22	Sep-23		$ 200,000	$ -	$ 200,000		$ 200,000																					
2	Improve Beach Park	Design		Sep-22	Jul-24		$ 650,000	$ 56,224	$ 1,063,776	$ (142,178)	$ 921,598																					
2	Install Village-Wide Security and Surveillance System	Construction		May-22	Apr-23		$ -	$ -	$ 150,000		$ 150,000																					
2	Replace Community Center Pool Deck	Construction		Jul-22	Apr-23		$ 245,000	$ 3,952	$ 351,048	$ (289,996)	$ 61,052																					
2	Perform Immediate Flood Control and Mitigation	Procurement		Aug-22	Jul-23		$ -	$ -	$ 250,000		$ 250,000																					
2	Purchase Village Fleet Vehicles	Procurement		Oct-21	Jul-23		$ 575,000	$ 347,714	$ 527,286	$ (486,277)	$ 41,009																					
2	Install Stormwater Pump Station Back-up Generators	Planning		Feb-23	Aug-23		$ -	$ -	$ 150,000		$ 150,000																					
2	Repave Roadways Village-Wide P1	Planning		Nov-22	Nov-23		$ -	$ -	$ 471,559		$ 471,559																					
2	Implement Green ROW Infrastructure Solutions	Planning		Dec-22	Apr-24			$ -	$ 650,000		$ 650,000																					
3	Develop Rickenbacker Causeway Plan	Planning		Mar-22	May-23		$ 175,000	$ 95,560	$ 79,440	$ (79,440)	$ (0)																					
3	Retrofit Community Center Facilities Lighting to LED	Construction		Feb-22	Jun-23		$ 260,000	$ -	$ 200,000		$ 200,000																					
3	Replace St. Agnes Sod and Lighting	Procurement		Jul-22	Jun-23		$ 301,000	$ 46,220	$ 284,780	$ (279,900)	$ 4,880																					
3	Update Village Hall Wayfinding Signage	Planning		Aug-22	Aug-23		$ 22,000	$ -	$ 22,000		$ 22,000																					
3	Monitor Beach and Dunes	Planning		Jun-22	Sep-23		$ 100,000	$ 98,328	$ 206,462	$ (160,389)	$ 46,073																					
3	Upgrade Splashpad	Construction		Oct-21	Apr-23		$ 195,000	$ -	$ 195,000		$ 195,000																					
3	Communtiy Center Cardio Equipment	Procurement		Nov-22	May-23		$ 60,000	$ 45,305	$ 159,695	$ (130,944)	$ 28,751																					
3	Procure Mobile Generator for Pump Stations	Not Started	May-23		Aug-23		$ -	$ -	$ 86,000		$ 86,000																					
3	Renovate Women's Restroom Fire Department	Procurement		Dec-22	Aug-23		$ -	$ -	$ 110,000	$ (86,697)	$ 23,303																					
3	Construct Beach Access Path at Commodore Club	Planning		Oct-22	Sep-23		$ -	$ -	$ 120,000		$ 120,000																					
3	Convert Streetlights to LED and Transition to FPL	Planning	Feb-23		Sep-23		$ -	$ -	$ 250,000		$ 250,000																					
3	Replace Playground Equipment (under 5 area)	Planning		Oct-22	Sep-23		$ -	$ -	$ 200,000		$ 200,000																					
3	Improve KB K-8 Athletic Field/Courts	Not Started	Apr-23		Sep-23		$ -	$ -	$ 75,000		$ 75,000																					
4	Improve Vessel Exclusion Zone	Construction		May-22	Apr-23		$ 48,500	$ 39,252	$ 13,849		$ 13,849																					
4	Renovate Village Green Bathroom	Planning		Oct-22	Sep-23		$ -	$ -	$ -		$ -																					
4	Replace Village Green Recreation Equipment	Planning	Jun-23		Sep-23		$ -	$ -	$ 35,333		$ 35,333																					
4	Paint Village-Wide Facilities and Amenities P1	Construction		Nov-22	Sep-23		$ -	$ -	$ 116,219	$ (51,660)	$ 64,559																					
4	Develop Beach Raker Parking Facility	Not Started	Apr-23		Nov-23		$ -	$ -	$ 50,000		$ 50,000																					
5	Improve Public Artwork	Construction		Feb-22	Jun-23		$ -	$ -	$ 47,889		$ 47,889																					
5	Renovate Building Offices	Not Started	Mar-23		Aug-23		$ -	$ -	$ 75,000		$ 75,000																					
							$ 8,834,606	$ 3,075,027	$ 14,020,554	$ (3,446,029)	$ 10,574,525																					

COMPLETED PROJECTS							
PRI	Project Name	Project Phase	ESD	ASD	ECD	ACD	Budget
2	Equip Fire Engine	06_Completed		Jul-22		Oct-22	$ 70,000
2	Construct Public Beach Access at Sands	06_Completed		Apr-22		Dec-22	$ 110,000
2	Replace Community Center RTU	06_Completed		Oct-21		Mar-22	$ 45,000
2	Purchase Village Fleet Vehicles (FY22)	06_Completed		Oct-21		Jan-23	$ 575,000
3	Improve Hampton Park	06_Completed		Jul-22		Feb-23	$ 100,000
3	Design and Construct Beach Club Sewer Extension	06_Completed		Nov-21		Jun-22	$ 42,000
3	Improve Calusa Park Tennis Courts and Surfaces	06_Completed		Feb-22		Jun-22	$ 60,000
3	Renovate Lake Park	06_Completed		Oct-21		Jul-22	$ 77,000
3	Renovate Village Green Interior Sidewalk	06_Completed		Oct-21		Jun-22	$ 60,000
3	Purchase Police Boat	06_Completed		Jul-22		Jan-23	$ 150,000
3	Replace Community Center Cardio Equipment (FY22)	06_Completed		Oct-22		May-22	$ 60,000
5	Replace Entry Block Sign	06_Completed		Jul-22		Mar-32	$ 78,000
5	Install Village Wide EV Charging Stations	06_Completed		Jan-22		Apr-23	$ 65,362
5	MAST Solar Panels	06_Completed		Nov-22		Sep-22	$ 40,000

3/20/2023