



VILLAGE OF KEY BISCAINE

Village Council

Joe I. Rasco, Mayor
Oscar Sardinas, Vice Mayor
Michael F. Bracken
Franklin H. Caplan
Edward London
Nancy Stoner
Fernando A. Vazquez

REGULAR COUNCIL MEETING

TUESDAY, NOVEMBER 18, 2025
6:30 PM

1. CALL TO ORDER/ROLL CALL OF MEMBERS

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

PASTOR ANDREW TIRADO
KEY BISCAINE COMMUNITY 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. SPECIAL RECOGNITION FOR OFFICER GORDON R. SPITLER (CHIEF OF
POLICE FRANCIS J. SOUSA)

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. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **ADOPTING THE MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY 2025**; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (CIP AND GRANTS MANAGER COLLEEN DURFEE)

RECOMMENDATION: APPROVAL

[TAB 1](#)

- 8.B. A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AUTHORIZING THE VILLAGE MANAGER TO ISSUE A WORK ORDER TO CON-MECH INC. FOR REPLACEMENT OF COMMUNITY CENTER HVAC SYSTEMS IN AN AMOUNT NOT TO EXCEED \$237,900**; AND PROVIDING FOR AN EFFECTIVE DATE.(PUBLIC WORKS DIRECTOR CHRIS MIRANDA)

RECOMMENDATION: APPROVAL

[TAB 2](#)

- 8.C. A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING THE PURCHASE OF REPLACEMENT FITNESS EQUIPMENT FOR THE COMMUNITY CENTER FROM CENTURION PARTNERS HEALTH AND FITNESS, LLC D/B/A FITNESSMITH IN AN AMOUNT NOT TO EXCEED \$150,967.50**; PROVIDING FOR AUTHORIZATION; DECLARING CERTAIN EQUIPMENT AS SURPLUS PROPERTY; AUTHORIZING THE SALE OR DISPOSITION OF SURPLUS PROPERTY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (PARKS, RECREATION AND OPEN SPACES DIRECTOR TODD HOFFERBERTH)

RECOMMENDATION: APPROVAL

[TAB 3](#)

- 8.D. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **SUPPORTING THE VILLAGE MANAGER'S DECISION TO RESCIND THE MEDIA POLICY AND PROVIDING ITS INTENT THAT THE VILLAGE NOT HAVE A BINDING MEDIA POLICY.** (VILLAGE COUNCIL)

TAB 4

9. **ORDINANCES: (NOT LATER THAN 8:00 P.M.)**

- 9.A. AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AMENDING SECTION 2-10, "ADVISORY BOARDS," OF CHAPTER 2 OF THE VILLAGE CODE OF ORDINANCES RELATING TO ADVISORY BOARD ADMINISTRATION AND BOARD MEMBER REQUIREMENTS;** PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (MAYOR RASCO)
SECOND READING

RECOMMENDATION: APPROVAL

TAB 5

- 9.B. AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **CONCERNING THE VILLAGE'S STORMWATER PROJECT RELATING TO THE CLEAN WATER STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES;** PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.(CIP AND GRANTS MANAGER COLLEEN DURFEE)
SECOND READING

RECOMMENDATION: APPROVAL

TAB 6

- 9.C. AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AMENDING CHAPTER 23. - RETIREMENT, ARTICLE II - POLICE OFFICERS AND FIREFIGHTERS RETIREMENT PLAN, OF THE VILLAGE OF KEY BISCAYNE CODE OF ORDINANCES REGARDING THE RETIREMENT PLAN FOR POLICE OFFICERS AND FIREFIGHTERS OF THE VILLAGE OF KEY BISCAYNE; SPECIFICALLY, AMENDING SECTION 23-47(C) OF THE VILLAGE CODE TO PERMIT RETIRED POLICE OFFICERS HIRED ON A PART-TIME STATUS TO RECEIVE IN-SERVICE DISTRIBUTION;** PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.(CHIEF OF POLICE FRANCIS J. SOUSA)

FIRST READING

RECOMMENDATION: APPROVAL

TAB 7

9.D.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTION 30-11, "DEFINITIONS," AND CREATING SECTION 30-39, "CERTIFIED RECOVERY RESIDENCES," OF THE VILLAGE CODE OF ORDINANCES RELATING TO REVIEW AND APPROVAL PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (BUILDING, ZONING, AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

RECOMMENDATION: APPROVAL

TAB 8

9.E.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTION 30-104 "INSTITUTIONAL DISTRICT," OF THE VILLAGE CODE OF ORDINANCES, TO PROVIDE DEVELOPMENT REGULATIONS FOR PROPERTIES THAT ARE 10,000 SQUARE FEET OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (COUNCILMEMBER STONER)

RECOMMENDATION: APPROVAL

TAB 9

9.F.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, REZONING THE PROPERTY LOCATED AT 101 HARBOR DRIVE (PROPERTY FOLIO NO. 24-4232-006-0230) FROM THE VILLAGE RESIDENTIAL (VR) DISTRICT TO THE INSTITUTIONAL (I) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (COUNCILMEMBER STONER)

RECOMMENDATION: APPROVAL

TAB 10

9.G.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING CHAPTER 30, ZONING AND LAND DEVELOPMENT REGULATIONS, OF THE VILLAGE CODE OF ORDINANCES, BY CREATING SECTION 30-62, TO ESTABLISH AN ADVISORY BOARD TO REVIEW REGULATORY VARIANCES; AMENDING SECTION 30-63, VARIANCE PROCEDURES; AND

SECTION 30-66 & REGULATORY VARIANCES, RELATING TO THE ADVISORY BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (COUNCILMEMBER STONER)

TAB 11

10. RESOLUTIONS:

- 10.A. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE FRIENDS OF THE UNDERLINE, INC. FOR ADVISORY SERVICES RELATING TO THE RICKENBACKER CAUSEWAY IN AN AMOUNT NOT TO EXCEED \$950,000**; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE. (VILLAGE MANAGER)

RECOMMENDATION: APPROVAL

TAB 12

- 10.B. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AUTHORIZING THE VILLAGE MANAGER TO ISSUE A WORK ORDER TO BCC ENGINEERING, LLC FOR PROFESSIONAL ENGINEERING SERVICES RELATING TO THE STREETLIGHTING CONVERSION AND TRANSFER PROJECT IN AN AMOUNT NOT TO EXCEED \$360,074.30**; AND PROVIDING FOR AN EFFECTIVE DATE. (PUBLIC WORKS DIRECTOR CHRIS MIRANDA)

RECOMMENDATION: APPROVAL

TAB 13

- 10.C. A CAPITAL PROJECT AUTHORIZING RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AUTHORIZING THE VILLAGE MANAGER TO ISSUE A WORK ORDER TO THE STOUT GROUP LLC FOR THE REPLACEMENT OF SPEED TABLES AND OTHER TRAFFIC CALMING DEVICES IN AN AMOUNT NOT TO EXCEED \$486,000**; AND PROVIDING FOR AN EFFECTIVE DATE. (PUBLIC WORKS DIRECTOR CHRIS MIRANDA)

RECOMMENDATION: APPROVAL

TAB 14

- 10.D. A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, **AUTHORIZING THE VILLAGE MANAGER TO ISSUE A WORK ORDER TO BLACK AND VEATCH CORPORATION FOR PROGRAM**

MANAGEMENT DELIVERY AND PRE-CONSTRUCTION SERVICES FOR THE RESILIENT INFRASTRUCTURE AND ADAPTATION PROGRAM (RIAP) IN AN AMOUNT NOT TO EXCEED \$373,646; AND PROVIDING FOR AN EFFECTIVE DATE. (CHIEF RESILIENCE AND SUSTAINABILITY OFFICER DR. ROLAND SAMIMY)

RECOMMENDATION: APPROVAL

TAB 15

10.E.

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A VARIANCE REQUEST TO ALLOW A MAXIMUM REAR ZONE LOT ELEVATION OF 9 FEET AND 6 INCHES ABOVE BASE FLOOD ELEVATION ON PROPERTY LOCATED AT 640 SOUTH MASHTA DRIVE WHERE 8 FEET AND 6 INCHES ABOVE BASE FLOOD ELEVATION IS OTHERWISE REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE. (BUILDING, ZONING, AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

PUBLIC HEARING REQUIRED

TAB 16

10.F.

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A VARIANCE REQUEST TO ALLOW A MAXIMUM EXTERIOR WALL HEIGHT OF 23 FEET AND 6 INCHES ABOVE BASE FLOOD ELEVATION ON PROPERTY LOCATED AT 640 SOUTH MASHTA DRIVE WHERE A MAXIMUM EXTERIOR WALL HEIGHT OF 22 FEET AND 6 INCHES ABOVE BASE FLOOD ELEVATION IS OTHERWISE PERMITTED; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE. (BUILDING, ZONING, AND PLANNING DIRECTOR JEREMY CALLEROS GAUGER)

PUBLIC HEARING REQUIRED

TAB 17

11. REPORTS AND RECOMMENDATIONS:

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

MANAGER'S REPORT

TAB 18

1. CHAMBER THEATER NAME RECOMMENDATIONS & PLAN (VILLAGE MANAGER)

2. COUNCIL FOCUS 10 STATUS REPORT (VILLAGE MANAGER)

3. CIP FY26 MONTHLY REPORT (CIP AND GRANTS MANAGER COLLEEN DURFEE)

4. DECEMBER WORKING COUNCIL AGENDA (VILLAGE MANAGER)

12. B. MAYOR AND COUNCILMEMBERS

12.A. MIAMI-DADE COUNTY AIRCRAFT NOISE ABATEMENT ADVISORY BOARD APPOINTMENT (MAYOR RASCO)

12.B. AMENDMENT OF THE VILLAGE CODE RE: BOARD OF SPECIAL MAGISTRATES AND PROCEDURE FOR CODE VIOLATION ENFORCEMENT. SECTION 8-419 AND ALL RELATED CODE PROVISIONS (COUNCILMEMBER STONER)

12.C. AMENDMENT OF KEY BISCAVNE VILLAGE CODE SEC. 30-69 EX PARTE COMMUNICATIONS AND RELATED PROVISIONS (COUNCILMEMBER STONER)

12.D. REVIEW OF VILLAGE WIDE CODE ENFORCEMENT (MAYOR RASCO)

12.E. ACCEPTABLE USES WITHIN INSTITUTIONAL ZONING (MAYOR RASCO)

12.F. CONFIRMING FUTURE COUNCIL WORKSHOP DATES (MAYOR RASCO)

12.G. TITLE OF NEWLY FUNDED POSITION TO FOCUS ON RESIDENT EXPERIENCE INCLUDING THE EXPERIENCE OF RESIDENTS WITH DISABILITIES (COUNCILMEMBER STONER)

12.H. REPORT ON DASHBOARD INFO FOR BUILDING DEPARTMENT (MAYOR RASCO)

C. VILLAGE ATTORNEY

13. D. VILLAGE CLERK

13.A. ELECTION OF VICE MAYOR PURSUANT TO SECTION 2.02(B) OF THE VILLAGE

MISSION: TO PROVIDE A SAFE, QUALITY COMMUNITY ENVIRONMENT FOR ALL ISLANDERS THROUGH RESPONSIBLE GOVERNMENT.

November 18, 2025

www.keybiscayne.fl.gov

13.B. PROPOSED 2026 VILLAGE COUNCIL MEETING SCHEDULE

TAB 20

14. OTHER BUSINESS/GENERAL DISCUSSION

15. SCHEDULE OF FUTURE MEETINGS/EVENTS:

REGULAR COUNCIL MEETING

TUESDAY, DECEMBER 9, 2025, 6:30 P.M., COUNCIL CHAMBER

16. 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.