



# V I L L A G E   O F   K E Y   B I S C A Y N E

## Office of the Village Manager

### *Village Council*

Franklin H. Caplan, *Mayor*  
Michael E. Kelly, *Vice Mayor*  
Michael W. Davey  
Enrique Garcia  
Robert Gusman  
Mayra P. Lindsay  
James S. Taintor

DATE: August 18, 2011

TO: Honorable Mayor and Members of the Village Council

FROM: Genaro "Chip" Iglesias, Village Manager  for Chip Iglesias

RE: Sonesta Project - 350 Ocean Drive: Request for Approval of a Site Plan

*Village Manager*  
Genaro "Chip" Iglesias

### RECOMMENDATION

It is recommended that the Village Council approve the attached site plan for a 154 unit development at 350 Ocean Drive. This recommendation is subject to the conditions as set forth in the attached memorandum from the Building, Zoning, and Planning Director. The recommendation is based on the Director's determination that the project is consistent with the review criteria.

### BACKGROUND

The applicant has filed an application for Site Plan approval for a 154 unit development, related open space and recreational amenities. The project also contains a sales trailer located on the Villa 11 site (page A7.3).

The applicant desires to construct a project with 154 units at 350 Ocean Drive. For this type of project, the Zoning and Land Development Regulations require approval of a site plan by the Village Council. The Regulations contain criteria to evaluate Site Plan applications. The Building, Zoning, and Planning Director has compared the application with the criteria. The Director found that the request is consistent with the review criteria and has recommended approval of the application subject to the conditions as set forth in the attachment.

The application includes two (2) variances associated with the north and south setbacks for that portion of the building at and above the seventh floor and a third (3rd) variance to permit roof top structures to exceed the percentage of the roof that may be covered. The application also includes a vacation of 57.5 ft. of the 115 ft. Ocean Drive right-of-way.

**RESOLUTION NO. 2011-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SITE PLAN CONSISTING OF AN 154 UNIT RESIDENTIAL DEVELOPMENT WITH ACCESSORY FACILITIES FOR PROPERTY LOCATED AT 350 OCEAN DRIVE, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT “A;” PROVIDING FOR FINDINGS; PROVIDING FOR ACCEPTANCE OF A VOLUNTARY COVENANT; PROVIDING FOR RECORDING; PROVIDING FOR THE EFFECT ON RESOLUTION 2007-16; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Consultatio Key Biscayne LLC (the “Applicant”) is the owner of approximately 10.11 acres of real property located at 350 Ocean Drive, Key Biscayne, Florida, and legally described on Exhibit “A” (the “Property”); and

**WHEREAS**, pursuant to Section 30-73 of the Village Code of Ordinances (the “Village Code”), the Applicant has submitted a Planning & Zoning Application seeking approval of a site plan for the development of an 154 unit residential development with accessory facilities bearing Public Hearing # SP-19 (the “Application”); and

**WHEREAS**, after proper public notice, the Village Council has conducted a public hearing and considered all testimony and other evidence presented and otherwise made part of the record.

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

**Section 1. Recitals Adopted.** The recitals set forth above are hereby adopted and confirmed.

**Section 2. Findings.** The Village Council, based upon the competent substantial evidence presented, finds that the Application is consistent with Village of Key Biscayne Master Plan and that the Applicant has met all of the applicable requirements within the Village’s Zoning Code, and in

particular Section 30-73 of the Village Code.

**Section 3. Site Plans Approved.** The site plan prepared by Arquitectonica International Corporation, entitled “Proposed Site Plan,” dated July 15, 2011, and consisting of 39 pages (the “Site Plan”) is hereby approved.

**Section 4. Conditions.** The approval granted by this Resolution is subject to compliance with the following conditions, to which the Applicant stipulated and agreed to at the public hearing:

1. Pursuant to the Village of Key Biscayne Master Plan and the Village Code, this approval is subject to the condition that the necessary parks and recreation facilities of 2.5 acres per 1,000 permanent population are in place and available either: 1) prior to the issuance of the first certificate of occupancy for the principle building on the Property; or 2) construction of the facilities may begin up to one year after the issuance of the first certificate of occupancy for the principle building on the Property if the facilities are subject to a binding executed contract for the construction of the facilities to be completed within one year of the time the certificate of occupancy is issued. For purposes of this Resolution, the term “principle building” shall mean the 15 story residential tower in the Site Plan;
2. A detailed landscape plan, substantially in accordance with the Site Plan, for all landscaping for the Property shall be submitted to and approved by the Village Building, Zoning, and Planning Director prior to the issuance of the building permit for the principle building. In order to meet the recreational needs of younger residents, a “tot lot” shall be included in the landscape plan. The landscaping shall thereafter be installed and approved by the Director prior to the issuance of the first certificate of occupancy for the principle building on the Property;
3. A detailed plan for all pedestrian walkways (with finishes) shall be submitted to and approved by the Village Building, Zoning, and Planning Director prior to the issuance of the building permit for the principle building on the Property. All walkways shall be constructed prior to the issuance of the first certificate of occupancy for the principle building on the Property;
4. The Applicant shall provide written documentation from the appropriate regulatory agencies that domestic water and fire protection needs (flows) have been satisfied. This documentation shall be approved by the Village prior to the issuance of the first building permit for any building on the Property. It is also requested that the Applicant contact the Miami-Dade Water and Sewer Department to investigate a connection to the new public gravity sewer system and the abandonment and decommissioning of Station 134;

5. The Applicant shall grant the Village, as shown on the Site Plan, an improved 25 ft. wide publicly dedicated beach access easement, in a form acceptable to the Village Attorney, on the north side of the Property from Ocean Drive to the public beach prior to the issuance of the first certificate of occupancy for the principle building on the Property. Improvements in said easement shall be constructed and maintained by the Applicant pursuant to plans approved by the Village Building, Zoning, and Planning Director. All of the improvements shall be constructed and approved by the Director prior to the issuance of the first certificate of occupancy for the principle building on the Property;
6. The Applicant shall grant to the Village, as shown on the Site Plan, an improved 25 ft. wide publicly dedicated beach access easement, in a form acceptable to the Village Attorney, on the south side of the Property from the East Heather Property line to the public beach prior to the issuance of the first certificate of occupancy for the principle building on the Property. Improvements in said easement and in the 7.5 ft. easement adjacent to the south lot line shall be constructed and maintained by the Applicant pursuant to plans approved by the Village Building, Zoning, and Planning Director. All of the improvements shall be constructed and approved by the Director prior to the issuance of the first certificate of occupancy for the principle building on the Property;
7. The Applicant shall construct a six foot high finished CBS wall or finished prefabricated concrete wall generally along the west Property line;
8. The Applicant shall reconstruct the improvements, including sidewalk, paving, drainage, and landscaping on Sonesta Drive and Ocean Drive from the Property's main entrance to Crandon Boulevard. The design of such improvements shall be approved by the Village Building, Zoning, and Planning Director no later than the issuance of the building permit for the principle building on the Property. The Applicant shall construct the improvements and obtain approval by the Village prior to the issuance of the first certificate of occupancy for the principle building on the Property;
9. During the period of construction, Sonesta Drive shall be primarily used for construction vehicles, deliveries, guests, and employees as the means of accessing the Property. The Village Manager may authorize the use of East Heather Drive on those occasions when Sonesta Drive cannot reasonably be used;
10. During the period of construction, a six (6) ft. high construction fence with dust screening shall be erected along each Property boundary prior to the issuance of the first building permit and shall remain in place until the first certificate of occupancy is issued for the principle building on the Property or other perimeter fences or walls are erected. Said fence may be temporarily moved or removed to allow for construction of improvements or landscaping to be placed along the Property lines as required by the approved plans or these conditions;

11. Non-material modifications of the Site Plan, which do not increase the density or intensity of development, and are substantially in accordance with the Site Plan, 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;
12. As provided in Section 30-73(e) of the Village Code, the approval of the Site Plan shall automatically become null and void unless the appropriate development order or permit has been issued within 12 months of the date that this Resolution was approved by the Village Council;
13. Whenever the term “substantially in accordance with” is used in this Resolution said determination shall be made by the Building, Zoning, and Planning Director in his/her reasonable discretion;
14. The use of the temporary sales center, as shown on Page A7.3 within the Site Plan, shall be permitted to continue until such time as the first dwelling/residence is completed on the Property (at which time all sales activity shall be conducted therein) but in no event later than 24 months from the issuance a certificate of use for the temporary sales center by which time said sales center shall be removed from the Property.
15. In the event there is damage or destruction caused by a natural disaster or other casualty to any of the building(s) or portions thereof constructed on the Property, the building(s) may be repaired or reconstructed in accordance with the Site Plan.

**Section 5. Acceptance of Voluntary Covenant.** The Voluntary Covenant that was proffered by the Applicant on August 18, 2011, attached as Exhibit “B” to this Resolution, is hereby accepted by the Village.

**Section 6. Recording.** This Resolution shall be recorded, prior to the issuance of a building permit, by the Applicant at its expense in the public records of Miami-Dade County. A copy of the proof of recordation shall be submitted to the Building, Zoning and Planning Department prior to the issuance of any building permits.

**Section 7. Affect on Resolution 2007-16.** The approval of this Resolution does not affect the validity of Resolution 2007-16, and shall serve as an alternative approval of development for the Property.

**Section 8. Effective Date & Binding Effect.** This Resolution shall become effective immediately upon adoption. This Resolution and all conditions shall be binding upon the Applicant and all successors in title including any mortgagees.

PASSED AND ADOPTED this 18<sup>th</sup> day of August, 2011.

\_\_\_\_\_  
MAYOR FRANKLIN H. CAPLAN

ATTEST:

\_\_\_\_\_  
CONCHITA H. ALVAREZ, MMC, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
VILLAGE ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE SW ¼, SECTION 32 AND FRACTIONAL SECTION 33, TOWNSHIP 54 SOUTH, RANGE 42 EAST, IN THE CITY OF KEY BISCAYNE, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF TRACT 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 PAGE 86 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF TRACT 6, EAST FOR A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING ALSO BEING THE S.E. CORNER OF THE PLAT OF HOLIDAY COLONY AS RECORDED IN PLAT BOOK 50 AT PAGE 87, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE CONTINUE EAST FOR A DISTANCE OF 761.0 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDER NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN FOR A DISTANCE OF 518.3 FEET MORE OR LESS TO A POINT LYING 500.00 FEET NORTH OF THE SOUTH LINE OF TRACT 6 EXTENDED EAST AS MEASURED AT RIGHT ANGLES; THENCE RUN WEST ALONG A LINE 500.00 FEET NORTH OF, AND PARALLEL TO, THE SOUTH LINE OF SAID TRACT 6, AS MEASURED AT RIGHT ANGLES, FOR A DISTANCE OF 631.9 FEET MORE OR LESS TO A POINT; THENCE RUN SOUTH 0°38'55" WEST FOR A DISTANCE OF 327.79 FEET TO A POINT; THENCE RUN NORTH 89°24'30" WEST FOR A DISTANCE OF 157.55 FEET TO A POINT OF NON-TANGENCY WITH A CIRCULAR CURVE CONCAVE TO THE WEST, THE CENTER OF WHICH BEARS NORTH 89°51'26" WEST FROM THE AFOREMENTIONED POINT OF NON-TANGENCY; SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF BLOCK 5 OF THE PLAT OF HOLIDAY COLONY, AS RECORDED IN PLAT BOOK 50, PAGE 87 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 3°14'04" AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE SW ¼, SECTION 32, TOWNSHIP 54 SOUTH, RANGE 42 EAST, IN THE CITY OF KEY BISCAYNE, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF TRACT 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 86 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF TRACT 6, EAST FOR A DISTANCE OF 1200.00 FEET TO A POINT OF NON-TANGENCY WITH A CIRCULAR CURVE CONCAVE TO THE WEST THE CENTER OF WHICH BEARS NORTH 86°37'22" WEST FROM THE AFOREMENTIONED POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE SE CORNER OF THE PLAT OF HOLIDAY COLONY, AS RECORDED IN PLAT BOOK 50, PAGE 87 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 3°14'04" AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 10°46'23" AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 579.42 FEET TO A POINT; SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST DRIVE; THENCE RUN ALONG THE SAID RIGHT WAY LINE, EAST FOR A DISTANCE OF 160.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 80°19'47" AND A RADIUS OF 25.00 FEET FOR A DISTANCE OF 35.03 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD; THENCE RUN SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE ON THE ARC OF THE CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 4°03'53" AND A RADIUS OF 3260.29 FEET FOR A DISTANCE OF 231.29 FEET TO A POINT; THENCE LEAVING THE SAID RIGHT OF WAY LINE, RUN WEST 1.87 FEET TO A POINT; THENCE RUN SOUTH 0°38'55" WEST FOR A DISTANCE OF 327.79 FEET TO A POINT; THENCE RUN NORTH 89°24'30" WEST FOR A DISTANCE OF 157.55 FEET TO THE POINT OF BEGINNING.

DATE: August 18, 2011  
TO: Genaro "Chip" Iglesias, Village Manager  
FROM: Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department  
RE: Site Plan Review: 350 Ocean Drive

**APPLICATION SUMMARY**

<b>Applicant</b>	Consultatio Key Biscayne, L.L.C.
<b>Request</b>	Site Plan Approval for a 154 Unit Development
<b>Site Address</b>	350 Ocean Drive
<b>Master Plan</b>	Medium Density Multiple Family and Ocean Resort Hotel
<b>Zoning District</b>	HR Hotel Resort
<b>File Number</b>	SP 19 Filed July 15, 2011
<b>Recommendation</b>	Approval with Conditions

**Purpose of Site Plan Review:** Site plan review is designed to achieve the following objectives:

1. To insure that infrastructure (water, sewers, and roads) is in place at the time the development is completed.
2. To encourage logic, imagination, and variety in the design process.
3. To insure 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.

The site plan provides for a 25 ft. easement on the north side and a 25 ft. easement on the south side of the property. The latter is adjacent to an existing 7.5 ft. easement on the Grand Bay property. These easements will provide emergency access to the beach and will include landscaping and a decorative paved surface that will permit pedestrians, bicyclists, and golf carts.

**The Application:** The applicant has filed an application for Site Plan approval for 154 units. The project also contains a sales trailer located on the Villa 11 site (page A7.3).

**Site Plan Review Criteria:** In order 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. In order to approve a site plan, the Council must find that the project is consistent with the following criteria:

**Criteria 1**      *Natural Environment.* All proposed development shall be designed in such a manner as 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, and to conceal unattractive uses. In all instances the Village's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

Analysis: The Landscape Plan shows a significant increase in the number of trees and shrubs over those that previously existed on the property. Landscaping is also planned for Sonesta Drive, Ocean Drive and the proposed easements/dedication along the north and south property lines.

Finding: Consistent subject to Staff approval of a detailed Landscape Plan for all site landscaping including those made to Ocean Drive, Sonesta Drive and the proposed easements/dedication along the north and south property lines.

**Criteria 2**      *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements.

- 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 less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.
- b. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as 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 provides passive and active spaces, consisting of internal ground level and rooftop as well as perimeter vegetative zones, which exceed the Village's regulations for open space requirements.

a. Passive Open Space

1. Passive open space consists of internal pathways shaded by vegetation. The internal passive spaces include a series of lawns, palm and shade trees all organized in a formal presentation. Ocean Drive has a median and street trees which form the entrance to the project.
2. Passive spaces at the site perimeters include a wall and landscaping along the western site perimeter (border with Holiday Colony). Additionally, dedicated pathways at the north and south side perimeters, providing public access to the ocean, will be densely planted for shade as well as screening of the project from the adjacent multiple family residential properties. These pathways connect to walkways at Ocean Drive and E. Heather Drive forming an excellent circulation pattern for pedestrians, bicyclists and those on golf carts.

Extensive beachfront dune planting at the eastern site perimeter will provide habitat for wildlife and framing of vistas to the ocean. An environmentally sensitive boardwalk providing direct access from the property to the ocean is planned across the dune system.

b. Active Open Space

1. The plan provides for one (1) tennis court, a 92 ft. 7 in. x 92 ft. 7 in. pool, a five (5) lane lap pool, two volley ball courts, lawns to accommodate active recreation if that is permitted, a putting green and a sport gym and spa.

Analysis: The landscape plan is conceptual in nature but it does provide sufficient information to make a determination that it includes a variety of passive and active open spaces. There are a significant amount of active recreation opportunities for a project that contains 154 units. Further, there are a variety of opportunities which require different skill sets. It is recommended that a tot lot be placed on the site to meet the needs of younger residents.

Finding: Consistent subject to Staff approval of a detailed landscape plan prior to the issuance of a building permit. All of the improvements shall be completed prior to the issuance of the final Certificate of Occupancy.

**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. Said systems shall be separated 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 non-local 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 so as 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 South 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 and pedestrian access to the site is provided by Sonesta Drive and E. Heather Drive.
  1. From E. Heather Drive: Access is provided along a landscaped pathway from the west property line to the beach via a 25 ft. wide easement that will be combined with an existing 7.5 ft. easement which was granted to the Village when the Grand Bay was developed. The combined 32.5 easements will contain a

landscaped pathway that terminates at the beach and accommodating golf carts, pedestrians and bicyclists.

2. From Ocean Drive: The sidewalk along Sonesta Drive will be widened to 10 ft. The 115 ft. wide Ocean Drive right-of-way will be reduced to 57.5 ft which will include a lane of traffic in each direction, landscaped median and a 10 ft. wide sidewalk which connects to a 25 ft. wide easement on the north side of the property that terminates at the beach. This easement will have a landscaped pathway from the west property line to the beach via a 25 ft. wide easement that will accommodate golf carts, pedestrians and bicyclists.

At the Ocean Drive property line, access will be limited to residents and their guests. Access to the property will be controlled by a security building with a guard. Ocean Drive terminates at the property line and a private drive leads to a decorative paved circle which provides access into the building. The western portion of the site contains a private road that runs south to north with 12 buildings which are labeled "condominium unit villa".

3. There is a single entrance to the garage which is located south of the traffic circle. The garage has two (2) levels. There are a total of 408 parking spaces on site whereas the code requires no less than 339 resulting in a surplus of 69 spaces.
  4. There is a four (4) space loading dock located in the southwest corner of the building. Access to this space is from the private driveway that connects to Ocean Drive. The loading dock is underneath the building with the cab portion of the truck under a balcony that runs the full length of the building.
- b. Ocean Drive is the entry drive to the project terminating in a private road. As such, the internal roads serve only the residents of the buildings.
  - c. For the residential tower, the garage is located below grade on two levels. The traffic circle contains 12 parking spaces, and 17 golf cart spaces. Access to the parking garage is through four (4) groupings of steps and elevators which are conveniently located at each level.
  - d. Emergency access is provided from Ocean Drive. In addition, the easements along the north and south sides of the property provide emergency access.
  - e. All sidewalks and walkways shall meet or exceed Village standards.

- f. The garage meets the ADA Handicap required parking spaces. ADA building requirements will be verified at the time plans are submitted for a building permit.

Finding: Consistent. Subject to Staff approval of a detailed Sidewalk and Walkway Master Plan with finishes prior to the issuance of a building permit. All of the improvements shall be completed prior to the issuance of the final Certificate of Occupancy.

**Criteria 4** *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure 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 provision 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. The attached report prepared by our consulting firm C3TS finds the sanitary sewer collection system meets our concurrency requirements.
- b. The attached report prepared by our consulting firm C3TS finds the solid waste system meets our concurrency requirements.
- c. The Fire Rescue Department has advised Staff that the project will meet these requirements.

Finding: Consistent.

**Criteria 5** *Building 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 insuring 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 project is adjacent to high rise buildings on the north and south and single family homes to the west. The Zoning and Land Development Regulations require a minimum west setback of 25 ft. from the Holiday Colony property line and 25 ft. for the north and south lot lines. The project provides a 393 ft. 11 inch setback from Holiday Colony and a 25 ft. setback from the north and south property lines.

The regulations require side setbacks within a 63 degree triangle setback formed at the side lot line projected towards the building. The project meets this requirement up to the sixth (6) floor. At that point, floors 7 through 15 have a 79 degree triangular setback. Attached to this memorandum is drawing SK062211-6 which shows the triangular setbacks for adjacent and nearby buildings:

Grand Bay Tower 2	80.26 degrees
Ritz Carlton	85.25 degrees
Sands Condominium	80.10 degrees

Based on this comparison, the proposed triangular setback for each side is consistent with surrounding properties.

The Shadow Study (page A6.3) indicates that on December 21 at 12:00 pm, September 21 at 12:00 p.m., and September 21 at 3:00 p.m., the building shadow is cast on the adjacent Silver Sands property.

Finding: Consistent.

**Criteria 6** All applicants are required to prove that the project meets the Village's Concurrency Level of Service Standards for Roads, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Recreation and Open Space.

Analysis: The attached report was prepared by our consulting firm C3TS. They found the project meets our concurrency requirements for Roads, Solid Waste, Potable Water, and Sanitary Sewer.

C3TS suggested the applicant contact Miami-Dade Water and Sewer Department to investigate a connection to the new public gravity sewer system and the abandonment and decommissioning of Station 134.

They disagreed with their engineer's finding that the proposed project will have a positive impact on the transportation network. This is due to the fact that although the proposed development is replacing the former Sonesta Hotel, the current existing traffic condition does not include trips from the former building as it has been closed. It was also determined that their analysis did not include trips from the meeting rooms. Never the less, C3TS found that the impact on the transportation system will not exceed the Village's Level of Service (LOS).

Based upon the best available data, the project is required to provide 41,490.90 sq. ft. of recreation and open space. The project includes dedicated public easements on Sonesta Drive, Ocean Drive, and 25 ft. dedicated easements along the north and south property lines. This space accounts for 42,388 sq. ft. (.97 acre) which exceeds the requirement by 898 sq. ft. However, the Village's Evaluation and Appraisal Report (EAR) found a Villagewide shortfall for recreation and open space of 3.32 acres. The additional open space provided by the project will result in a Villagewide shortfall of 2.35 acres. This shortfall in recreation and open space is addressed in Condition 1 listed in the Recommendation section of this report.

Finding: Consistent with the concurrency requirements for the Level of Service requirements for Roads, Solid Waste, Potable Water, and Sanitary Sewer. Not consistent with the Level of Service for Recreation and Open Space.

**Criteria 7** *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 contains an extensive landscape plan which meets our requirements. However, it must be supplemented with a detailed landscape plan prior to the issuance of a building permit.

Finding: Consistent

RECOMMENDATION

Staff recommends approval of the project subject to the following conditions which are set forth in the attached Resolution.

ZONING DISTRICT DESIGNATION: HOTEL RESORT DISTRICT AS PER SEC. 30.103

ITEM	REQUIRED	ALLOWABLE / REQUIRED	APPROVED SITE PLAN	PROPOSED SITE PLAN
1. LOT AREA	449,931 SQ. FT. (10.329 ACRES) BUILDABLE AREA: 238,115 SQ. FT. (5.42 ACRES)			
2. FAR (SECTION 30.103b)	LOT AREA X 2	899,863 SQ. FT. (2)	775,000 SQ. FT. (1.72)	646,415 SQ. FT. (1.435)
3. MAXIMUM LOT COVERAGE (SECTION 30-103b)	MAXIMUM 40% OF LOT AREA PERMITTED ABOVE BASE FLOOD LEVEL MAXIMUM LOT HEIGHT	179,972 SQ. FT. (40%)	179,500 SQ. FT. (39.9%)	160,630 SQ. FT. (35.7%)
4. BUILDING HEIGHT (SECTION 30-103b)	MEASURED FROM BASE FLOOD ELEVATION	150'-0"	150'-0"	150'-0"
5. BUILDING SETBACKS (SECTION 30-103b)	FRONT: OCEAN DRIVE	25 FT + 5 FT PER FLOOR ABOVE THE FIRST FLOOR BUT NOT TO EXCEED 50 FT.	ALL SETBACKS CONFORM TO THE ZONING CODE REQUIREMENTS. SEE SITE PLAN AND SECTIONS FOR DIMENSIONS.	VILLAS 25 FT TO 35 FT MIN
	SIDES NORTH & SOUTH	25 FT MIN. HOWEVER NO PORTION OF THE BUILDING MAY EXTEND BEYOND A BUILDING ENVELOPE FORMED BY A PRISM THE BASE OF WHICH IS FORMED BY THE LOT BOUDARIES AND WHOSE HEIGHT IS DEFINED BY TWO BASE ANGLES OF 63 DEGREES EACH	ALL SETBACKS CONFORM TO THE ZONING CODE REQUIREMENTS. SEE SITE PLAN AND SECTIONS FOR DIMENSIONS.	35'-5" (NORTH) 35'-7" (SOUTH) 79° DEGREE
	REAR: EAST (OCEAN SIDE) WEST (HOLIDAY COLONY SUBDIVISION)	25 FT + 5 FT PER FLOOR ABOVE THE FIRST FLOOR BUT NOT TO EXCEED 50 FT	25'-0"	TOWER 321'-5" (EAST) TOWER 393' - 11" (WEST) VILLAS 25 FT TO 35 FT MIN
6. FLOOD CRITERIA	AE 8 & 9	8'-0" NGVD	GROUND LEVEL @ 9'-0" NGVD	GROUND LEVEL @ 9'-0" NGVD
7. SCALE AND DENSITY (SECTION 30-130)	RESIDENTIAL: 16 UNITS PER ACRE	165 (16)	165 (16)	154 (15)
8. PARKING (SECTION 30-184a)	APARTMENT BUILDING: RESIDENTS - 1.75 SPACES PER UNIT X 142 UNITS RESIDENTS VILLAS 2 SPACES PER UNIT X 12	248.50 24		300 (INCLUDING PARKING AT DROP-OFF) 24
	GUESTS - 0.2 SPACES PER UNIT X 154 UNITS	30.80		31
	GOLF CART PARKING	-		17
	RESTAURANT: 1/4 X 52 SEATS	13		13
	ASSEMBLY: 1/60SF X - 670 SQ. FT. APROX.	11		11
	SPA: 1/250 SF X 2,480 SQ. FT.	10		10
	OFFICES : 1/300 SF X - SQ. FT. APROX.	2		2
9. ACCESSIBLE PARKING	ACCESSIBLE PARKING: 2% OF PARKING TOTAL (ACCESSIBLE VAN SPACES INCLUDED IN ACCESSIBLE PARKING COUNT - 2 PER EVERY 8 ACCESSIBLE SPACES)	8	10	8
	GRAND TOTAL	335.30	515	408
10. LOADING (SECTION 30-184c)	RESIDENTIAL: 1 PER 50 UNITS	4	4	4

NOTE: ASSEMBLY USE INCLUDES: PARTY/MEETING ROOMS AND KIDS CLUB ROOM.

# ARQUITECTONICA

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305.372.1175 FAX  
www.arquitectonica.com  
AAC000465

PROJECT

# PROPOSED SITE PLAN

PROJECT NO: 2793

SHEET NAME: PROJECT SUMMARY CHART

DATE: 07/19/11

DRAWING



Engineers  
Architects  
Planners

August 2, 2011

Village of Key Biscayne  
88 W. McIntyre Street  
Key Biscayne, Florida 33149

**Attention: Jud Kurlancheek, A.I.C.P.  
Director – Building, Zoning & Planning Dept.**

**Reference: Review of the Proposed Sonesta Development  
Water-Sewer-Solid Waste Concurrency  
Key Biscayne, Florida**

Dear Mr. Kurlancheek:

EB0005022  
AAC002142

As requested, we have reviewed the June 2011 Concurrency Study for Water-Sewer-Solid Waste prepared by VSN Engineering, Inc. for the referenced project. The report demonstrates that concurrency is met in these areas. We have one specific comment regarding the sanitary sewer system:

1. Applicant is proposing to collect all project sanitary sewer flows by on-site gravity system into the existing MDWASD Pump Station 134 (DERM 30-0134). With the new public gravity sewer system that was built on E. Heath Drive, the applicant should investigate with MDWASD the possibility of connection there, and the abandonment and decommissioning of Station 134.

If you have any questions, or need additional information, please do not hesitate to contact me at (305) 445-2900, or via e-mail at [rcastella@c3ts.com](mailto:rcastella@c3ts.com).

Sincerely,

Corzo Castella Carballo Thompson Salman, P.A.

Ramon Castella, P.E.

Principal

8/2/11

RC/er

\\Gablesdata\clerical\Projects\1108-00\Correspondence\1L080211 Kurlancheek.doc



August 2, 2011

Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department  
Village of Key Biscayne  
88 W. McIntyre St.  
Key Biscayne, FL 33149

**Reference: Review of Traffic Impact Analysis for  
Former Sonesta at Key Biscayne  
C3TS Project No.: 01108-012**

Dear Mr. Kurlancheek:

We have reviewed the traffic impact analysis for the proposed Sonesta Development prepared by the Corradino Group and dated 06/28/2011. This traffic impact analysis is a re-evaluation of the previously approved Sonesta Development at the same location.

Generally we agree with the comparative analysis methodology presented in the report. Since the proposed Sonesta Development is less intensive than the approved Sonesta Development, we concur with the findings that the proposed development will generate fewer trips resulting in less impact to the local traffic. However, we disagree with the statement that the proposed development will have a positive impact on the transportation network. This is due to the fact that although the proposed development is replacing the former Sonesta at Key Biscayne, the current existing traffic condition does not include trips from the former Sonesta at Key Biscayne since it has been closed for the past 5 years. The traffic patterns would have also adjusted over this time period. Consequently, although the proposed development will result in fewer trips, it will still add considerable traffic (> 50 trips during the peak periods) to the existing local traffic.

In addition, Table A1 in the report does not include trip generation for the Meeting Rooms in the proposed development. This use should be accounted for separately since it is not included in the Residential Condos Land Use as per the ITE Trip Generation Handbook.

As previously mentioned in our review dated April 2, 2007 for the approved Sonesta Development, the proposed condominiums must remain as private units even though meeting rooms are still incorporated in the proposed development to achieve the trip reduction mentioned in the report.

The report should also be revised to address several typographical errors identified in the attached mark-up. If you have any questions regarding this review please do not hesitate to contact me at 305-445-2900 or via email at [godfreyl@c3ts.com](mailto:godfreyl@c3ts.com).

Sincerely,  
Corzo-Castella Carballo Thompson Salman, P.A.,



Godfrey Lamprey, P.E., PTOE  
Sr. Traffic Engineer

# THE CORRADINO GROUP

Marcos Corti Maderna  
Consultatio Real Estate  
1200 Brickell Avenue, Suite 1950  
Miami, Florida, USA, 33131

June 28, 2011

Mr., Corti Maderna,

Please accept this traffic impact analysis for the Former Sonesta at Key Biscayne.

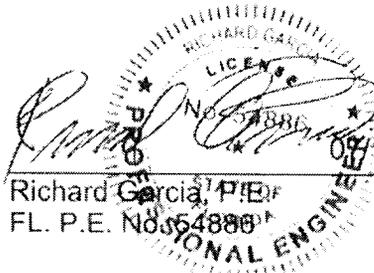
Its results show that the proposed development is significantly less intensive than the previously approved development which it seeks to replace. This has been shown by the fact that through a comparative analysis, it generates fewer trips. The proposed development is well within an acceptable traffic level of service. The analysis shows that background traffic today is less than it was when the original project was approved. This development therefore has a positive impact on the transportation network by giving back trips which can be added to the unused capacity of the road. On that basis this development should be approved from a traffic standpoint. If you have mitigated the previously approved development through a fair share payment to the Village, or a transportation impact fee, you may want look into seeking a refund or a credit for those funds based on these facts.

Regards,

Joseph M. Corradino, AICP  
President

---

THE CORRADINO GROUP

  
Richard Garcia, P.E.  
FL. P.E. No. 54880  
Date 09/11/2011

# Summary of Comments on Traffic Analysis Corradino Report.pdf

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Page: 2

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**i** Number: 1 Author: GodfreyL Subject: Comment on Text Date: 8/2/2011 12:00:56 PM  
This statement is debatable. see review comments

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## **THE CORRADINO GROUP**

### **Former Sonesta at Key Biscayne Traffic Impact Analysis**

#### **Former Sonesta at Key Biscayne Traffic Impact Analysis**

The intent of this analysis is to examine the proposed Sonesta development and determine its impact on transportation system in the area.

Because the proposed Sonesta development is less intensive than the approved Sonesta development, a methodology has been built that explores the relative impact of the Proposed Development compared with the Approved Development and against the existing conditions both as they were in 2008 and as they were in 2010.

Typically once a development on a site is approved, the trips that it has generated and distributed along a transportation network are reserved. Florida Growth Management is based on the rules of Concurrency, which protect local communities from over development, or development that exceeds the capacity of the surrounding infrastructure. A principle in these rules says that if a development exceeds an acceptable level of service on the roadway network, that the developer is responsible for its fair share of the mitigation of that issue. If the development does not exceed the level of service there is no mitigation. In either case, the trips from the approved development are reserved. As subsequent developments occur, they should be traffic impact analyses that examine several things, including:

- The existing condition plus committed trips from approved yet un-built developments, without the project
- The existing condition plus committed trips from approved yet un-built developments with the project
- The future condition without the project
- The future condition with the project

In either case all previously approved, yet un-built developments are counted as committed development, and their trips are added to the existing background trips taken from traffic counts.

Once a development is approved, its trips remain approved until the development approval expires or the development is constructed. If an approved development is modified, or an existing facility is removed and replaced by a new development, the impact of only the net trips is to be evaluated. For instance if on a certain site, if a use generating 100 trips is to be torn down and replaced by a use generating 150 trips, the new development would only be responsible for the impact of the 50 net new trips, because the 100 original trips have always existed on the network. Similarly if a development generating 100 trips has been approved and has been modified so that it is now only generating 50 trips, no further analysis should be required, because there is a net positive impact on the system by giving back 50 trips to the unused capacity of the facility. To undertake an extensive impact analysis when it is already known that the impact of the development is less than the approved and committed condition is unnecessary.

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Number: 1 Author: GodfreyL Subject: Replacement Text Date: 8/2/2011 12:06:49 PM  
there

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Number: 2 Author: GodfreyL Subject: Replacement Text Date: 8/2/2011 12:06:56 PM  
be

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## **THE CORRADINO GROUP**

### **Former Sonesta at Key Biscayne Traffic Impact Analysis**

It is following this principle that the following analysis was performed. It is known that the Proposed Sonesta Development is less intensive than the Approved Sonesta Development. Therefore, a trip generation analysis proving this would typically be sufficient to show a net decrease in trips on the network. If the developer had mitigated these trips through payment of an impact fee or mitigation fee, the developer is entitled to a refund on a proportionate basis. This methodology goes further than that. It proves that the trips generated from the Proposed Development are less than those generated by the Approved Development. Then it compares the relative impact to the network of both the Proposed and Approved Developments. It then utilizes current traffic counts, and compares them with traffic counts taken at the time of the Approved Development, to show that, regardless of impact, there is more capacity on the roadway network today, than there was in 2007, because traffic volumes are down.

The facts of this analysis show that the Proposed Development will generate 18 fewer trips during the AM peak hour and 40 fewer trips in the PM peak hour. This represents a reduction of 24.3% in the AM peak hour and a reduction of 33.9% in the PM peak hour, when compared with the previously Approved Development.

Additionally the roadway volumes compared from 2007 to 2011 using the nearest count station that is maintained by Miami-Dade County, Station #9136 – Crandon Boulevard, North of Harbor Dr. to Bear Cut, showed that traffic volumes today are lower than in 2007, by 530 vehicles per day. This is a ~~an annual growth rate in traffic~~ <sup>negative</sup> 6.89%, and a net reduction of ~~negative~~ <sup>negative</sup> 19.29% over the last 3 years.

<sup>4</sup>The level of service on the adjacent roadway system is better than it was in 2007.

The net result of all of this is the proof that the <sup>5</sup>Proposed Sonesta Development has a positive impact on the transportation system. No level of service thresholds have been surpassed which would trigger mitigation.

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Number: 1	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:35:49 AM
traffic growth rate			
Number: 2	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:34:17 AM
represents			
Number: 3	Author: GodfreyL	Subject: Cross-Out	Date: 8/2/2011 11:36:05 AM
Number: 4	Author: GodfreyL	Subject: Comment on Text	Date: 8/2/2011 11:47:28 AM
Provide a HCS arterial LOS analysis to back this statement			
Number: 5	Author: GodfreyL	Subject: Comment on Text	Date: 8/2/2011 11:37:38 AM
This statement is debatable, see review comments			

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**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

**Trip Generation**

The trips generated by the previously approved development and the proposed development were compared by evaluating the trip generation rates by category of the various components of the development. These are based on the comparable land uses and trip generation rates from the ITE Trip Generation Manual, 8<sup>th</sup> Edition.

The previously approved Sonesta development consisted of:

Residential Units:	165
Retail:	1,613sf
Restaurants:	3,000sf
Bar/Lounge:	1,342sf
Spa:	15,406sf
Meeting Rooms	4,000sf
Tennis Courts	2

The proposed development is significantly less in scope, consisting of:

Residential Units:	154
Meeting Rooms:	670sf
Spa:	1,400sf
Restaurant	52 Seats

The previously approved development generated a total of 74 AM peak hour trips and 118 PM peak hour trips. The proposed development generates a total of 56 AM peak hour trips and 49 PM peak hour trips. This equates to 18 (24.3%) fewer AM peak hour trips, and 40 (33.9%) fewer PM peak hour trips. This is detailed in Table A1.

Trip generation tables are included in Appendix A.

**Sonesta at Key Biscayne - New Alternative Site Plan**

**TRIP GENERATION COMPARATIVE ANALYSIS**

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATES	AM / PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
<b>Previously Approved Project Trips *</b>				26%	19	74%	55	74
<b>New Proposed Uses</b>				58%	68	42%	50	118
Resort/Leisure Condos **	154 DU	212	0.44	16%	8	82%	11	19
2 Assembly Space	671 Sq Ft	212	0.58	71%	12	50%	11	23
Spa/Health & Fitness	1,309 Tr. S.F.F	452	1.38	11%	1	55%	1	2
Restaurant	52 Seats	801	0.33	100%	2	5%	0	2
				65%	9	35%	6	14
<b>New Proposed Gross Vehicle Trips</b>				24%	12	79%	44	56
				62%	49	37%	29	78
<b>New Net Trip Reduction (Previously Approved minus Proposed Gross Trips)</b>				30%	7	61%	11	18
				48%	19	53%	21	40
<b>Percent Change in Trips</b>							AM	-24.3%
							PM	-33.9%

**NOTES**

- 1. From ITE Trip Generation Manual, 8th Edition, 2001, Table 2.1 & 2.2, Page 117, Table 2.1, Table 2.2, Page 118, Table 2.1, Table 2.2, Page 119.
- 2. From ITE Trip Generation Manual, 8th Edition, 2001, Table 2.1 & 2.2, Page 117, Table 2.1, Table 2.2, Page 118, Table 2.1, Table 2.2, Page 119.

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Number: 1 Author: GodfreyL Subject: Replacement Text Date: 8/2/2011 11:48:28 AM  
78

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Number: 2 Author: GodfreyL Subject: Comment on Text Date: 8/2/2011 11:49:26 AM  
Provide trip generation for this use since it is not included in the Residential Condos Land Use

## THE CORRADINO GROUP

### Former Sonesta at Key Biscayne Traffic Impact Analysis

#### Traffic Counts

To understand the existing condition of the roadway network in comparison with the previous condition of the network, traffic counts from 2008, were compared with those updated in 2011. To ensure a uniform source, the Miami Dade County Traffic Count Station #9136 was used. This is along Crandon Boulevard, north of Harbor Drive to Bear Cut. This data is represented in the table below. What it shows is that the adopted level of service standard on this facility is LOS E+20%. This means that before a project crosses the threshold the road would have to be at LOS E (typically about 90% of its total capacity), plus 20% of that 90% (provided because transit exists in the area). The maximum number of trips that this road could handle according to the County table in 2011 is 4092 in the peak hour. Today the current utilization of the road shows that there are 2218 trips in the peak hour, leaving a remaining capacity of 1874 trips before the level of service threshold is surpassed. This Proposed Sonesta Development will only generate 58 trips. This consumes only 3% of the remaining capacity.

When comparing the existing volumes from 2007 and the existing volumes from 2010, it was found that the 2007 volumes were 2748 trips. By 2010 they had shrunk to 2218, a decrease of 530 trips over the three years. An annual growth rate of -6.89% or a -19.29% change. This is shown in Table A2. There are fewer trips on the roadway network today than there were in 2007. This is not unusual and it has been picked up at count stations countywide. It results from a combination of factors, mainly tied to the economic climate. But in its most basic form there are fewer jobs and therefore fewer trips. Actual traffic count sheets are in Appendix 2.

TABLE A2

#### Sonesta at Key Biscayne - New Alternative Site Plan

Growth Rate (Based on MDC Traffic Count Station 9136)

Roadway: Crandon Boulevard - Key Biscayne

Location: N/O Harbor Dr to Bear Cut

Count Station: 9136

Year	Total Trips	Total Growth	Number of Years	Growth / Yr	Annual Growth Rate	Percent Change
2007	2,748	-530	3	-176.6666667	-6.89%	-19.29%
2010	2,218					

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Number: 1	Author: GodfreyL	Subject: Cross-Out	Date: 8/2/2011 11:50:18 AM
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Number: 3	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:51:39 AM
can			
Number: 4	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:53:44 AM
2010			
Number: 5	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:55:09 AM
2007			
Number: 6	Author: GodfreyL	Subject: Replacement Text	Date: 8/2/2011 11:58:16 AM
trend is			

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

Appendix 2 – Traffic Counts

table not legible 

MIAMI-DADE COUNTY TRAFFIC COUNT STATIONS  
BASED ON 2007 TRAFFIC COUNTS









# PROPOSED SITE PLAN 350 OCEAN DRIVE CONSULTATIO KEY BISCAYNE LLC

1200 Brickell Avenue, #1950 - Miami, FL 33131



## PROPOSED SITE PLAN SET 07/15/11 DIRECTORY

ARCHITECT:  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
305.372.1812 TEL  
305.372.1175 FAX  
[www.arquitectonica.com](http://www.arquitectonica.com)

CIVIL ENGINEER:  
VSN  
8550 West Flagler Street, Suite 113  
Miami, FL 33144  
Tel: 305-551-6267  
Fax: 305-551-4542

STRUCTURAL ENGINEER:  
Desimone Consulting Engineers  
800 Brickell Avenue, 6th Floor  
Miami, FL 33131  
Tel: 305-44-0755  
Fax: 305-447-9023  
[www.de-simone.com](http://www.de-simone.com)

MEP ENGINEER:  
Steven Feller, P.E.  
500 NE 3rd Avenue  
Fort Lauderdale, FL 33301  
Tel: 954-467-1402  
Fax: 954-467-5752  
[www.fellerpe.com](http://www.fellerpe.com)

LANDSCAPE ARCHITECT:  
Arquitectonica GEO  
2900 Oak Ave  
Miami, FL 33133  
Tel: 305-372-1812  
Fax: 305-372-6362  
[www.arquitectonicageo.com](http://www.arquitectonicageo.com)

**LEGAL DESCRIPTION**

Parcel 1

All that piece, parcel or lot of land situated, lying and being in the SW 1/4, Section 32 and Fractional Section 33, Township 54 South, Range 42 East, in the City of Key Biscayne, County of Miami-Dade, State of Florida, and being more particularly described as follows:

Commence at the S.W. corner of Tract 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE according to the plat thereof as recorded in Plat Book 46 at Page 86 of the Public Records of Miami-Dade County, Florida; thence run along the South line of Tract 6, East for a distance of 1200.00 feet to the POINT OF BEGINNING of the following described parcel of land, said POINT OF BEGINNING also being the S.E. corner of the Plat of HOLIDAY COLONY as recorded in Plat Book 50 at Page 87, of the Public Records of Miami-Dade County, Florida; thence continue East for a distance of 761.0 feet more or less to the mean high water line of the Atlantic Ocean; thence meander Northwesterly, Northerly and Northeasterly along the mean high water line of the Atlantic Ocean for a distance of 518.3 feet more or less to a point lying 500.00 feet North of the South line of Tract 6 extended East as measured at right angles; thence run West along a line 500.00 feet North of, and parallel to, the South line of said Tract 6, as measured at right angles, for a distance of 631.9 feet more or less to a point; thence run South ..... West for a distance of 327.73 feet to a point; thence run North ..... West for a distance of 157.55 feet to a point of non-tangency with a circular curve concave to the West, the center of which bears North ..... West from the aforementioned point of non-tangency; said point also being a point on the Easterly line of Block 5 of the Plat of HOLIDAY COLONY, as recorded in Plat Book 50, Page 87 of the Public Records of Miami-Dade County, Florida; thence run Southerly along the arc of said circular curve having for its

and

Parcel 2

All that piece parcel of lot of land situated, lying and being in the SW 1/4, Section 32, Township 54 South, Range 42 East, in City of Key Biscayne, County of Miami-Dade, State of Florida, and being more particularly described as follows:

Commence at the S.W. corner of Tract 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE according to the plat thereof as recorded in Plat Book 46 at Page 86 of the Public Records of Miami-Dade County, Florida; thence run along the South line of Tract 6, East for a distance of 1200.00 feet to a point of non-tangency with a circular curve concave to the West, the center of which bears North ..... West from the aforementioned point of non-tangency, said point also being the SE corner of the Plat of HOLIDAY COLONY, as recorded in Plat Book 50, Page 87 of the Public Records of Miami-Dade County, Florida; thence run Northerly along the arc of said circular curve, having for its elements a central angle of ..... and a radius of 3091.59 feet for a distance of 173.96 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Northerly and Northwesterly along the arc of said circular curve having for its elements a central angle of ..... and a radius of 3081.59 feet for a distance of 579.42 feet to a point; said point also being a point on the Southerly right of way line of East Drive; thence run along the said right of way line, East for a distance of 160.82 feet to a point of curvature with a curve concave to the Southwest; thence run along the arc of said curve having for its elements a central angle of ..... and a radius of 25.00 feet for a distance of 35.05 feet to a point of compound curvature with a circular curve concave to the West, said point also being a point on the Westerly right of way line of Ocean Boulevard; thence run Southerly along the said Westerly right of way line on the arc of the circular curve having for its elements a central angle of ..... and a radius of 3280.29 feet for a distance of 231.29 feet to a point; thence leaving the said right of way line, run West 1.87 feet to a point; thence run South ..... West for a distance of

**TITLE COMMITMENT REVIEW:**

We have reviewed the Title Commitment issued by Commonwealth Land Title Insurance Company, Order No. 2889550, Effective Date June 26, 2009. The Legal Description in Schedule "A", Item 3, Exhibit "A" of said Title Commitment is the same as the Legal Description in the Survey hereon. We have identified the following items from the list of Exceptions in Schedule B Section 2 of said Commitment affecting the subject property as matters of survey containing legal descriptions which can be delineated, and these are as follows:

- 6. Easement to Florida Power and Light Company recorded in O.R.B. 6188, Page 36 is shown on the Survey. The location shown is based on a rough sketch in said instrument, and is approximate.
- 9. Easement to Key Biscayne Water Company recorded in O.R.B. 6468, Page 579 is shown on the Survey. The location shown is based on a rough sketch in said instrument, and is approximate.
- 10. Right-of-Way Easement to Southern Bell Telephone and Telegraph Company recorded in O.R.B. 10359, Page 1013 is shown on the Survey.
- 11. Restrictive Covenants and Unity of Title, recorded in O.R.B. 11432, Page 1144, covers approximately the same land as described in the subject survey, and contains restrictions pertaining to Unity of Title, parking space count, and beach access from the Holiday Colony plat abutting the subject property on the West (P.B. 50, Page 87).
- 12. Application and Acceptance of Conditional Building Permit and Estoppel Notice in O.R.B. 12557, Page 1278 contains the same legal description as the survey hereon.
- 13. The Covenant recorded in O.R.B. 12664, Page 1022, covers land the legal description for which is partly illegible but appears to cover approximately the subject property. However, the instrument, which concerns the provision of sewer service, contains no specific easements to plot.
- 14. The Unity of Title recorded in O.R.B. 12664, Page 1027, covers land the legal description for which is partly illegible but appears to cover approximately the subject property. However, the instrument contains no specific easements to plot.
- 15. The Agreement for the Construction of Water and Sanitary Sewage Facilities, recorded in O.R.B. 12664, Page 1031, covers approximately the subject property (but to the "High-Tide (High-Water) line of the Atlantic Ocean" on the East). The instrument contains no specific easements to plot.
- 16. Easement to Florida Power and Light Company, recorded in O.R.B. 13314, Page 1667 is shown on the Survey.
- 17. Coastal Construction Control Line as recorded on February 10, 1982 in Plat Book 74, Page 25, is shown on the survey with ties to the boundary. Said Coastal Construction Control Line was tied to found monuments as shown on the "Geodetic Control" sketch on the survey.
- 18. The Erosion Control Line, as established by Plat Book 74, Page 26, is shown on the Survey and used as the Easterly limit of the subject property. Said Erosion Control Line was tied to found monuments as shown on the "Geodetic Control" sketch on the survey.
- 19. Agreement for Water and Sanitary Sewage Facilities recorded in O.R.B. 26041, Page 1694, contains the same legal description as the survey hereon. However, the instrument contains no specific easements or matters of survey to plot.
- 20. Resolution No. 2007-16 of the Village Council of the Village of Key Biscayne, Florida, contains the same legal description for the subject property as the survey hereon. The Resolution approves a Site Plan for "Sonesta Resort" dated March 29, 2007, subject to various conditions listed in the Resolution. Two of the conditions require improved 25 foot wide publicly dedicated beach access easements on the North and South sides of the property. Paved lanes exist for such access, but it is not known if the easements are dedicated and recorded.
- 21. Right-of-Way for Ocean Drive is shown on the survey, being 100 feet in width per Plat Book 50, Page 87, with an additional 15 feet of right-of-way on the West side per Quit Claim Deed recorded in O.R.B. 5687, Page 123.

NOTE: All recording references in this survey shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

**NOTES:**

1. This is a Boundary Survey of the land described hereon. The Coastal Construction Control Line per Plat Book 74, Page 25 and the Erosion Control Line per Plat Book 74, Page 26 (both of the Public Records of Miami-Dade County, Florida) were also established in addition, improvements in the subject property and near the boundary thereof have been located by field survey and plotted hereon. This survey also reflects an update by this office of the improvements located in the Right-of-Way of Ocean Drive, dated 5-04-07 under Job Order 07-133. Finally updates of the survey, dated 5-18-08, 8-01-07, 8-13-07, and 8-19-08 were performed and include areas within the subject property as well as adjoining areas.

2. Bearings and coordinates shown hereon are based upon the "FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE" (1927 Datum) as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map, as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida, dated 02-10-82. Station 87-78-A-20 as shown on Plat Book 74, Page 25, D.E.P. Monuments R-105 and R-109 were recovered. Their values were confirmed by G.P.S. survey methods (Static), using Ashtech Office Suite v.1.5 equipment with the following procedure:

- A) Station 87-78-A-20 was used as the Base Station.
- B) Station 87-17-A-19 and 87-17-A-16 were not found.
- C) D.E.P. Monuments R-105 and R-109 were found and their published values checked very close by G.P.S. observation (refer to the Geodetic Control Sketch on the drawing).
- D) The monuments at the Northeast and Southeast corners of the property were observed, their values are shown on the Survey.
- E) The position of the C.C.C.L. was calculated from the data in Plat Book 74, Page 25.
- F) No vertical data were determined by G.P.S. method.

NORTH AMERICAN DATUM (1927)  
FLORIDA MERCATOR EAST ZONE

SCALE FACTOR 1.0000284, at the Project  
VALUES EXPRESSED IN FEET

STATION	Y	X	Latitude	Longitude
1	1111111.11	1111111.11	25.781000	-80.131000
2	1111111.11	1111111.11	25.781000	-80.131000
3	1111111.11	1111111.11	25.781000	-80.131000
4	1111111.11	1111111.11	25.781000	-80.131000
5	1111111.11	1111111.11	25.781000	-80.131000
6	1111111.11	1111111.11	25.781000	-80.131000
7	1111111.11	1111111.11	25.781000	-80.131000
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84	1111111.11	1111111.11	25.781000	-80.131000
85	1111111.11	1111111.11	25.781000	-80.131000
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87	1111111.11	1111111.11	25.781000	-80.131000
88	1111111.11	1111111.11	25.781000	-80.131000
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93	1111111.11	1111111.11	25.781000	-80.131000
94	1111111.11	1111111.11	25.781000	-80.131000
95	1111111.11	1111111.11	25.781000	-80.131000
96	1111111.11	1111111.11	25.781000	-80.131000
97	1111111.11	1111111.11	25.781000	-80.131000
98	1111111.11	1111111.11	25.781000	-80.131000
99	1111111.11	1111111.11	25.781000	-80.131000
100	1111111.11	1111111.11	25.781000	-80.131000

3. The procedures used meet the Geodetic Accuracy Standards and Specifications for Using G.P.S. Relative Positioning as set forth by the Federal Geodetic Control Committee in their most current publication for 3rd order class 1 horizontal control surveys.

4. The Deed bearings shown hereon are based on the description obtained in Official Records Book 18174 Page 0370 of the Public Records of Miami-Dade County, Florida and the description in the Title Commitment issued by First American Title Insurance Company, File No. 1062-725487 issued February 17, 2005. These bearings were based on an assumed datum and although they do not agree with the True Bearings for the Coastal Construction Control Line per Plat Book 74 Page 25 as shown on this Survey, the angular relationships of the boundary lines as described in the Deed calls are in complete agreement with those established by true bearings, and the boundary lines established by this Survey are in compliance with the deed calls, with the exception of the Easterly boundary line which was called to the Mean High Water Line of the Atlantic Ocean by Deed. This boundary line was established at the Erosion Control Line as recorded in Plat Book 74, Page 26 by this Survey.

5. The Key Biscayne Erosion Control Line was field established using the legal description shown on the Plat thereof as recorded in Plat Book 74 Page 26 of the Public Records of Miami-Dade County, Florida. The monument at the Point of Commencement and the South line of the North 1790 feet of Tract 1, "MATHESON ESTATE" according to the Plat thereof as recorded in Plat Book 34 Page 34 were found and re-established. The Erosion Control Line was established by holding this line in conjunction with the bearing and distance calls in the Plat legal description for the Erosion Control Line. The coordinates listed in said legal description did not agree with the coordinates determined by this Survey and they were disregarded.

6. The AREA of Parcel 1 is 8.058 Acres (more or less) as bounded on the East by the Erosion Control Line, The AREA of Parcel 2 is 2.271 Acres (more or less). TOTAL AREA for this survey is 10.329 Acres, more or less.

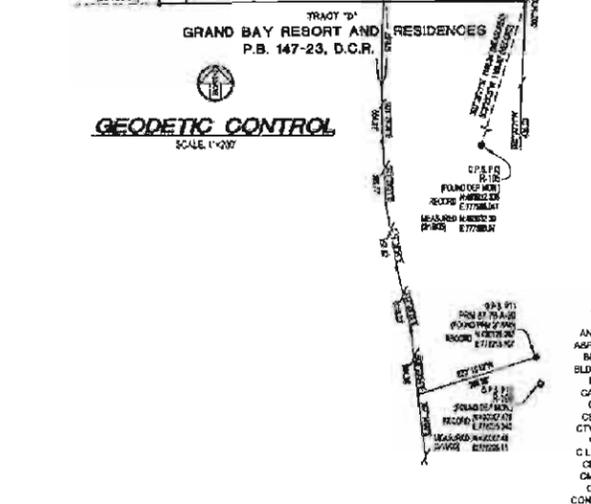
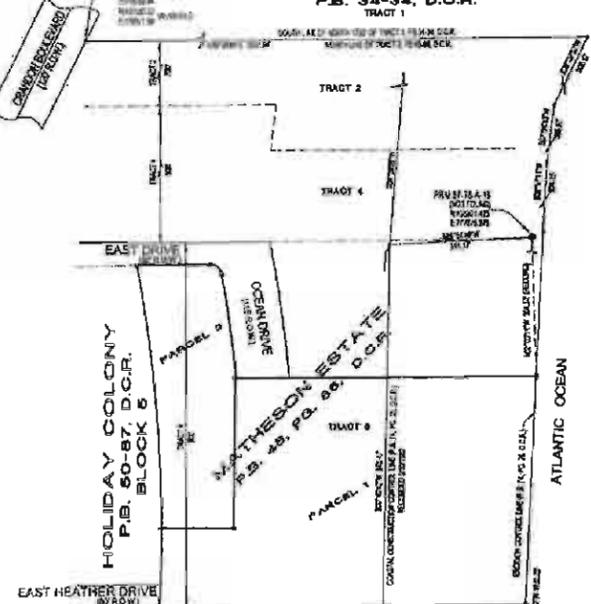
7. FLOOD ZONES: This property is in Community Number 120648, Parcel 0261, Suffix B, of the Federal Emergency Management Agency Flood Insurance Rate Map dated March 2, 1994. It lies within three different Flood Zones, i.e. Zone VE (Elevation 11); Zone AE (Elevation 8); and Zone AE (Elevation 9), (These Base Flood Elevations are based on N.G.V.O. 1629 Datum). This approximate Flood Zone limits are plotted on the survey.

8. Visible indicators of utilities have been shown hereon but no attempt has been made by this office to locate buried utilities. Contractor must verify the size, depth, location and character of all utilities prior to construction and call Sunshine State One Call of Florida at 811.

9. See "Title Commitment Review" on this sheet for easements listed in the title commitment referenced therein, and plotted on this drawing.

10. TREES, located in previous surveys, have been shown on this survey by a symbol, without other descriptive data.

11. Survey was updated on 5/24/11. Existing IRMS are shown hereon as of 5/24/11.



**TIE DISTANCES TO C.C.C.L.**

NO.	DATE	DESCRIPTION	BY	SCALE
1	08/14/03	INITIAL SURVEY	W.P. PEREZ	1"=40'
2	08/14/03	FIELD NOTES	W.P. PEREZ	1"=40'
3	08/14/03	FIELD NOTES	W.P. PEREZ	1"=40'
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100	08/14/03	FIELD NOTES	W.P. PEREZ	1"=40'

- LEGEND**
- A - AND LINE/PI
  - AND - ANCHOR
  - ASPH - ASPHALT
  - BFP - BACKFLOW PREVENTOR
  - BLDG - BUILDING
  - BP - BOLLARD PIPE
  - CAW - SECURITY CAMERA
  - CB - CATCH BASIN
  - CBS - CONCRETE BLOCK & STUCCO
  - CTVB - CABLE TELEVISION BOX
  - C - CENTERLINE
  - CLF - CHAIN LINK FENCE
  - CLP - CONCRETE LIGHT POLE
  - CMP - CORRUGATED METAL PIPE
  - CO - CLEANOUT
  - COMC - CONCRETE
  - CP - 2" DIAMETER CHAIN POST, 2' HIGH
  - K, N - NUMBER
  - CENTRAL ANGLE
  - D.C.R. - DEPARTMENT OF CONSTRUCTION
  - D.E.P. - DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - DIA - DIAMETER
  - DWH - DRAINAGE MANHOLE
  - EB - ELECTRIC BOX
  - ELEV - ELEVATION
  - FH - FIRE HYDRANT
  - FPL - FLORIDA POWER & LIGHT COMPANY
  - F.M.V. - FORCE MAIN VALVE
  - FND - FOUND
  - GP - GATE POST
  - G.P.S. - GLOBAL POSITION SYSTEM
  - HD - HANDICAP
  - HT - HEIGHT
  - ID - IDENTIFICATION
  - IE - INVERT ELEVATION
  - INT - INVERT ELEVATION
  - IV - IRRIGATION VALVE
  - L.B. - LICENSED BUSINESS
  - LEB - LANDSCAPE ELECTRIC BOX
  - LLT - LANDSCAPE LIGHT
  - MH - MANHOLE
  - M.L.P. - METAL LIGHT POLE
  - N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
  - N.C.V.D. - NATIONAL GRID TO VERTICAL DATUM
  - OWH - OVERHEAD WIRES
  - O.R.B. - OFFICIAL RECORDS BOOK
  - PAR - PARALLEL (PARKING)
  - P.B. - PLAT BOOK
  - PG - PAGE
  - PL - PLANTER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - PRM - PERMANENT REFERENCE MONUMENT
  - PVC - POLYVINYL CHLORIDE (PIPE)
  - P.V.M.T. - PAVEMENT
  - R - RADII
  - R.C.P. - REINFORCED CONCRETE PIPE
  - R.E. - RIM ELEVATION
  - RES - REGULAR
  - R.O.W. - RIGHT-OF-WAY
  - SMH - SANITARY MANHOLE
  - SP - SPRINKLER HEAD
  - TYP - TYPICAL
  - W.F. - WOOD FENCE
  - W.L.P. - WOOD LIGHT POLE
  - W.M.B. - WATER METER BOX
  - W.P. - WOOD POWER POLE
  - WY - WATER VALVE
  - POINT FOR TIE TO C.C.C.L.

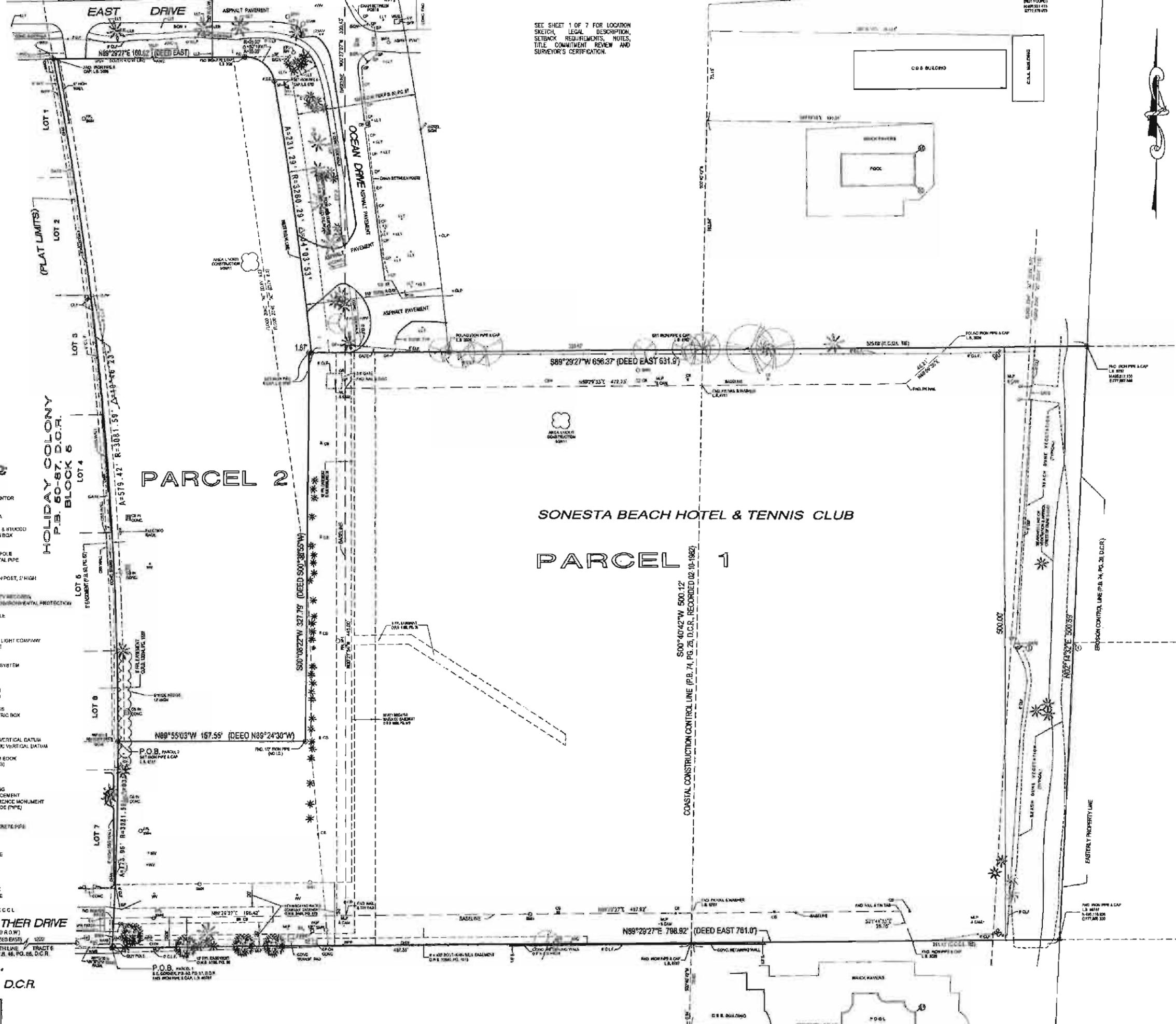
**REVISIONS:**

DATE	ISSUE	DESCRIPTION	BY	SCALE
08/14/03	01	INITIAL SURVEY	W.P. PEREZ	1"=40'
08/14/03	02	FIELD NOTES	W.P. PEREZ	1"=40'
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08/14/03	08	FIELD NOTES	W.P. PEREZ	1"=40'
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08/14/03	18	FIELD NOTES	W.P. PEREZ	1"=40'
08/14/03	19	FIELD NOTES	W.P. PEREZ	1"=40'
08/14/03	20	FIELD NOTES	W.P. PEREZ	1"=40'
08/14/03	21	FIELD NOTES	W.P. PEREZ	1"=40'
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08/14/03	23	FIELD NOTES	W.P. PEREZ	1"=40'
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08/14/03	26	FIELD NOTES	W.P. PEREZ	1"=40'
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08/14/03	96	FIELD NOTES	W.P. PEREZ	1"=40'
08/14/03	97	FIELD NOTES	W.P. PEREZ	1"=40'
08/14/03	98	FIELD NOTES	W.P. PEREZ	1"=40'
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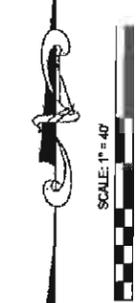
**NOTES:**

1. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
2. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
3. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
4. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
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9. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
10. ALL DISTANCES REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).

**CONSULTANTS:**  
**WALTER PEREZ & ASSOCIATES, INC.**  
 LAND DEVELOPMENT CONSULTANTS



SEE SHEET 1 OF 7 FOR LOCATION SKETCH, LEGAL DESCRIPTION, SETBACK REQUIREMENTS, NOTES, TITLE COMMITMENT REVIEW AND SURVEYOR'S CERTIFICATION.



**SONESTA BEACH HOTEL & TENNIS CLUB**





























PROPOSED SITE PLAN  
350 OCEAN DRIVE

OWNER:  
CONSULTATIO KEY BISCAYNE LL  
1200 Brickell Avenue, #1960  
Miami, FL 33131

**ARQUITECTONICA**  
2890 Oak Ave  
Miami, Florida 33133  
305 372 1812 TEL  
305 372 1175 FAX  
www.arquitectonica.com

CIVIL ENGINEER:  
YSN  
5550 West Flagler Street, Suite  
113  
Miami, FL 33144  
Tel: 305-551-8267  
Fax: 305-551-4542

STRUCTURAL ENGINEER:  
DeSimone Consulting Engineers  
800 Brickell Avenue, 8th Floor  
Miami, FL 33131  
Tel: 305-44-0755  
Fax: 305-447-8073  
www.de-simone.com

MEP ENGINEER:  
Slovon Folker, P.E.  
500 NE 3rd Avenue  
Fort Lauderdale, FL 33301  
Tel: 954-467-1402  
Fax: 954-467-5752  
www.folkape.com

LANDSCAPE ARCHITECT:  
Arquitectonica GEO  
1800 Oak Ave  
Miami, FL 33133  
Tel: 305-372-1812  
Fax: 305-372-8362  
www.arquitectonicageo.com

KEY PLAN:

PROPOSED SITE PLAN

Office Registration # AA 000468  
ISSUE # DESCRIPTION

PROJECT NUMBER  
2793

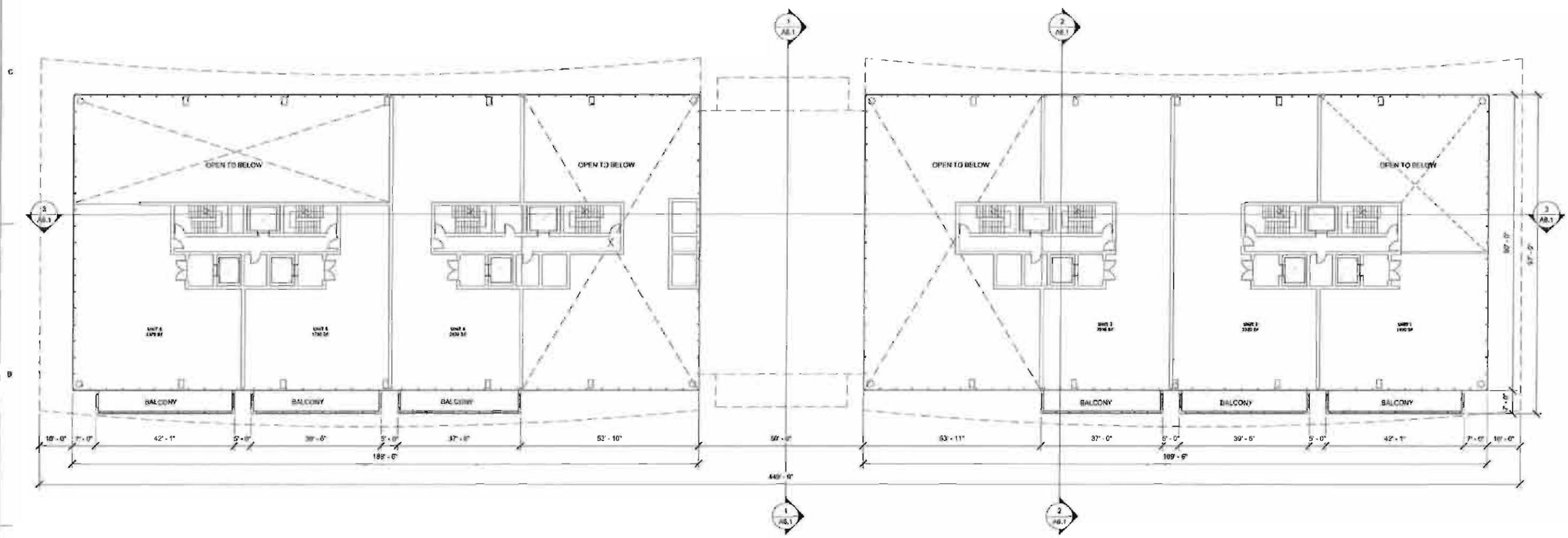
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DRAWING NAME:

LEVEL 2 FLOOR PL

SCALE: 1/16" = 1'-0" DATE: 7/22/2011

A4.2



TYPICAL UNIT LEVEL:  
ACTUAL UNIT LAYOUT DISTRIBUTION, SIZE AND DESIGN  
INCLUDING BALCONIES, TERRACES AND AUXILIARY SPACES  
(MECHANICAL & ELECTRICAL ROOMS) TO BE APPROVED BY  
BFZ DIRECTOR.

1 2ND LEVEL FLOOR PLAN  
1/16" = 1'-0"



\\w\Local Files\T\owm\j\spokolny.rvt











PROPOSED SITE PLAN  
350 OCEAN DRIVE

OWNER:  
CONSULTATIO KEY BISCAIYNE L  
1200 Brickell Avenue, #1850  
Miami, FL 33131

**ARQUITECTONICA**  
4900 Oak Ave  
Miami, Florida 33133  
305.372.1812 TEL  
305.372.1175 FAX  
www.arquitectonica.com

CIVIL ENGINEER  
Vign  
6550 West Flagler Street, Suite  
113  
Miami, FL 33144  
Tel: 305-551-6267  
Fax: 305-551-4542

STRUCTURAL ENGINEER  
Desimone Consulting Engineers  
800 Brickell Avenue, 6th Floor  
Miami, FL 33131  
Tel: 305-44-0755  
Fax: 305-447-9023  
www.de-simone.com

MEP ENGINEER  
Felderpe P.L.L.C.  
200 NE 3rd Avenue  
Fort Lauderdale, FL 33301  
Tel: 954-467-1402  
Fax: 954-467-5752  
www.felderpe.com

LANDSCAPE ARCHITECT  
Arquitectonica GEO  
200 Oak Ave  
Miami, FL 33133  
Tel: 305-372-1812  
Fax: 305-372-8362  
www.arquitectonicageo.com

KEY PLAN

PROPOSED SITE PLAN

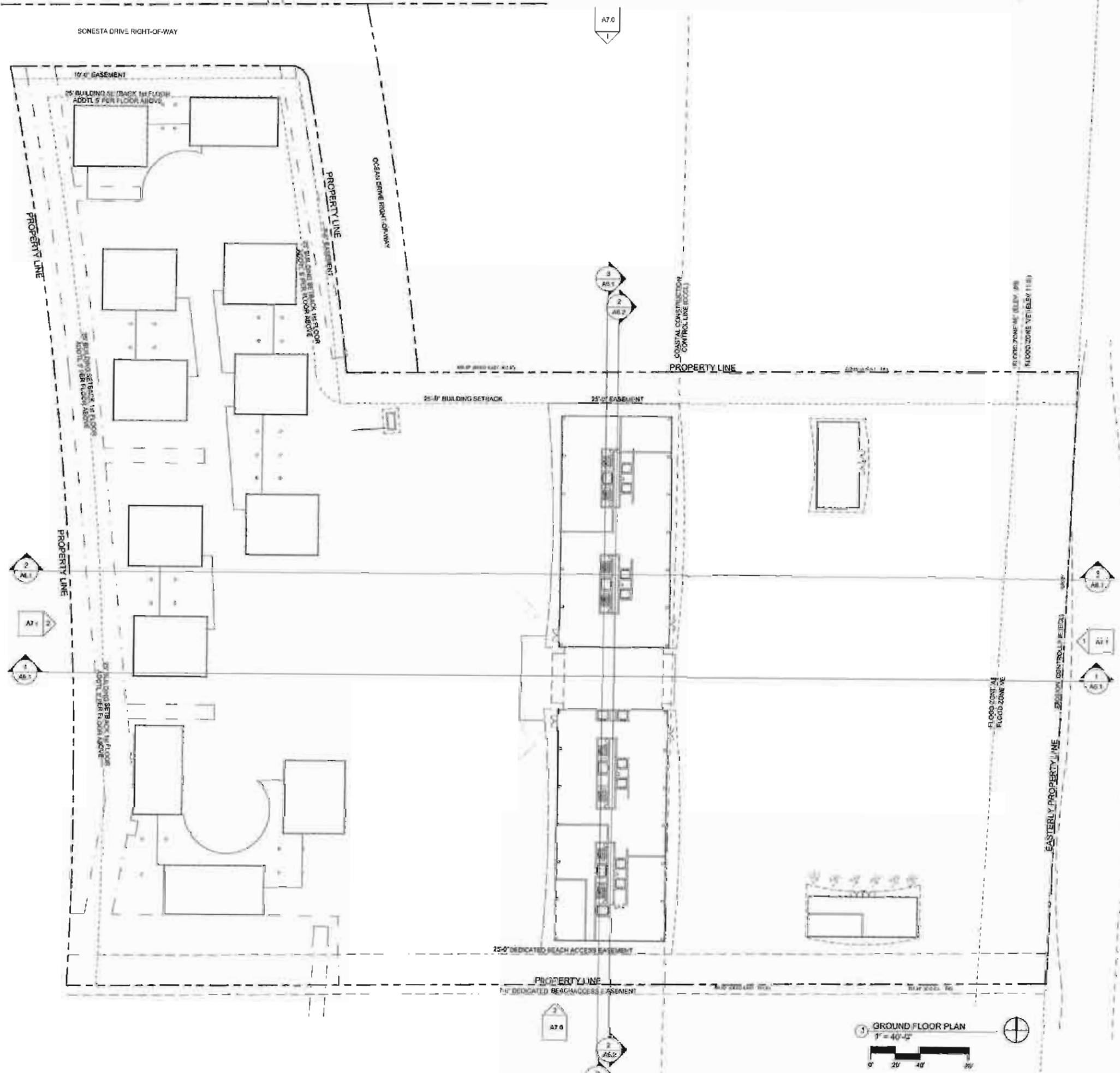
NO.	DATE	DESCRIPTION
1	07/22/2011	ISSUE FOR PERMIT

PROJECT NUMBER:  
2793

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TO BE MADE WITHOUT THE EXPRESS WRITTE  
OF ARQUITECTONICA INTERNATIONAL

DRAWING NAME:  
**BUILDING SECTION I  
FLOOR PLAN**  
SCALE: 1" = 40'-0" DATE: 7/22/2011

**A6.0**







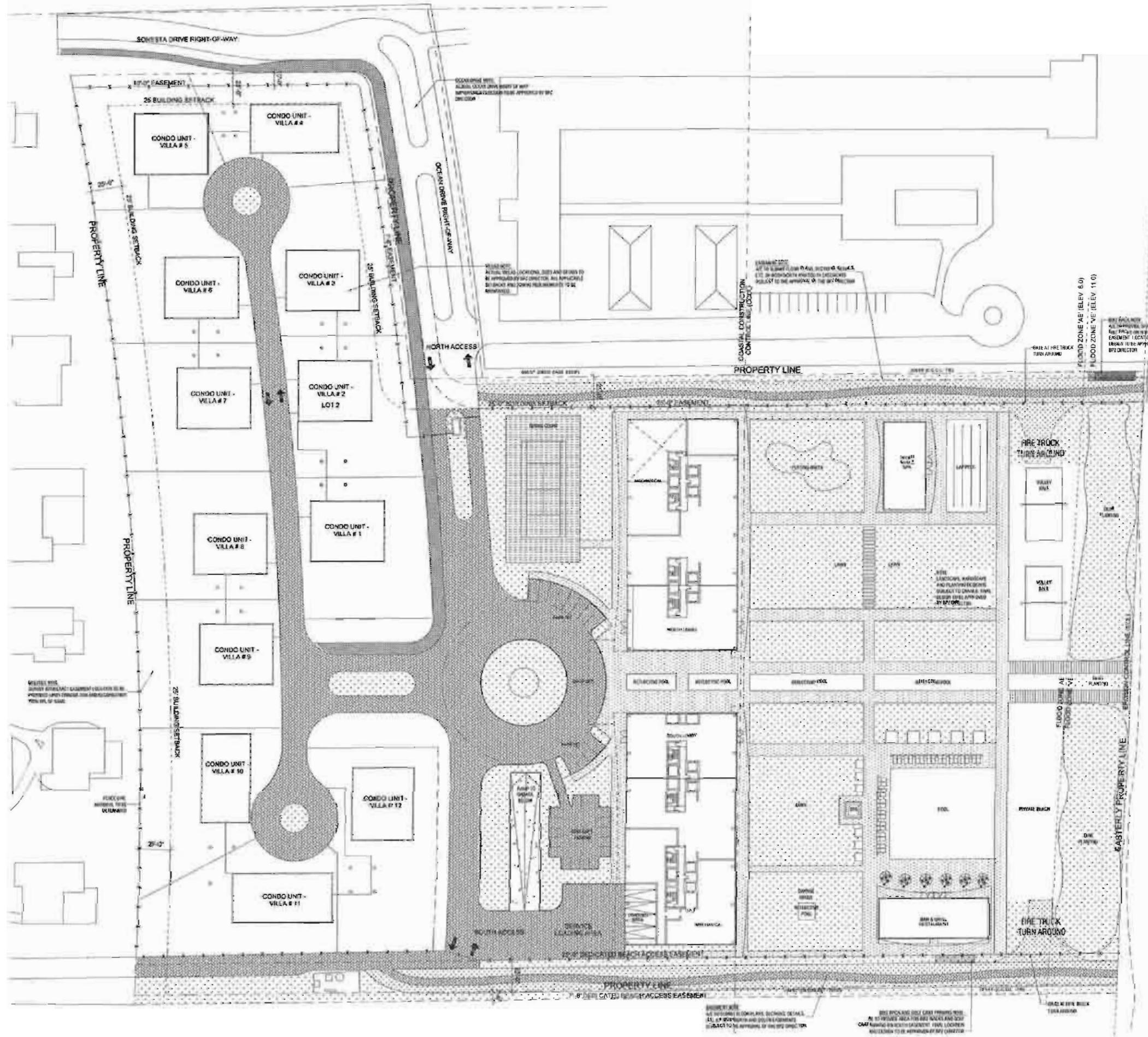












OVERALL PLANTING PLAN  
1/4" = 1'-0"

SYMBOL	DESCRIPTION
[Symbol]	GRASS
[Symbol]	PAVING
[Symbol]	LANDSCAPING
[Symbol]	POOL
[Symbol]	SPA
[Symbol]	WOOD
[Symbol]	TRAIL
[Symbol]	DRIVEWAY
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	ROCK
[Symbol]	POCCASTONE



SONESTA  
KEY BISCAINE, FL

CONSULTATIO KEY BISC  
1200 Brickell Avenue, #1950  
Miami, FL 33131

ARCHITECT  
2800 Oak Avenue  
Miami, Florida 33133  
Tel: 305-372-1812 TEL  
305-372-1175 FAX  
www.srpbeccanika.com

ENGINEER  
VEN  
8550 West Flagler Street, Suite  
113  
Miami, FL 33144  
Tel: 305-551-6287  
Fax: 305-551-4542

STRUCTURAL ENGINEER  
Dawson Consulting Engineers  
800 Brickell Avenue 8th Floor  
Miami, FL 33131  
Tel: 305-44-0266  
Fax: 305-44-0262  
www.dawson.com

MECHANICAL ENGINEER  
Steven Feller, P.E.  
300 NE 2nd Avenue  
Fort Lauderdale, FL 33301  
Tel: 954-487-1402  
Fax: 954-487-3752  
www.sfepe.com

LANDSCAPE ARCHITECT  
Amparolina GEO  
2300 Oak Avenue  
Miami, FL 33133  
Tel: 305-372-1812  
Fax: 305-372-1552  
www.aquaticlandscaping.com

KEY PLAN

SCALE: 1/4" = 1'-0"

PROPOSED SITE PLAN

NO.	DESCRIPTION	DATE
1	Issue 1	08/20/2010
2	Issue 2	08/20/2010

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DRAWING NAME  
OVERALL HARDSCAPE







COMPONENTS	SQUARE FOOTAGE	SITE USE PERCENTAGE	
<b>HARDSCAPE</b>			
Circulation	13,043		
<b>TOTAL</b>	<b>13,043</b>	<b>0.08197</b>	<b>8.20%</b>
<b>STRUCTURE</b>			
Pool Deck	24,498	0.15335	15.40%
Bar & Grill / Restaurant	7,054	0.01856	1.86%
Spa / Gym & Sauna	2,484	0.01561	1.56%
<b>TOTAL</b>	<b>29,936</b>	<b>0.18813</b>	<b>18.81%</b>
<b>WATER</b>			
Hardy Pool	6,308	0.04014	4.01%
Reflecting Pools	2,816	0.01730	1.73%
<b>TOTAL</b>	<b>11,894</b>	<b>0.07475</b>	<b>7.47%</b>
<b>LANDSCAPE</b>			
Project Planting Areas	81,603		
Dune Planting	22,651		
<b>TOTAL</b>	<b>104,254</b>	<b>0.65517</b>	<b>66%</b>
<b>TOTAL AREA EAST OF ECLLINE</b>	<b>199,126</b>		
<b>TOTAL AREA FOR STRUCTURES AND HARDSCAPE</b>	<b>54,873</b>	<b>0.34484</b>	<b>34%</b>
<b>TOTAL LANDSCAPE AREA</b>	<b>104,254</b>	<b>0.65517</b>	<b>66%</b>



SONESTA  
KEY BISCAIYNE, FL

OWNER  
CONSULTATIO KEY BISCO  
1200 Brickell Avenue, # 1950  
Miami, FL 33131

ARCHITECT  
2800 Oak Avenue  
Miami, Florida 33133  
305 372 1812 TEL  
305 372 1175 FAX  
www.arquitectonica.com

CIVIL ENGINEER  
VSN  
5550 West Flagler Street, Suite 113  
Miami, FL 33144  
Tel: 305-551-4007  
Fax: 305-551-542

STRUCTURAL ENGINEER  
Dankmann Consulting Engineers  
800 West Avenue, 8th Floor  
Miami, FL 33131  
Tel: 305-372-0755  
Fax: 305-372-7005  
www.dankmann.com

MEP ENGINEER  
Steven Feller, P.E.  
500 West 3rd Avenue  
Fort Lauderdale, FL 33301  
Tel: 954-467-1402  
Fax: 954-467-5752  
www.stefel.com

LANDSCAPE ARCHITECT  
ARQUITECTONICA GEO  
2800 Oak Avenue  
Miami, FL 33133  
Tel: 305-372-1812  
Fax: 305-372-8362  
www.arquitectonicagao.com

6547 81-01  
PROPOSED SITE PLAN  
Office Registration # 28000  
Project # 28000  
DATE: 11/11/11

PROJECT NUMBER: 6038  
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DRAWING NAME: LANDSCAPE CALCULATIONS EAST OF THE COASTAL CONTROL LINE

# PROPOSED SITE PLAN

FOR

350 OCEAN DRIVE  
KEY BISCAYNE, FLORIDA

OWNER:

CONSULTATIO REAL ESTATE

1200 BRICKELL AVENUE  
SUITE 1950  
MIAMI, FLORIDA 33131

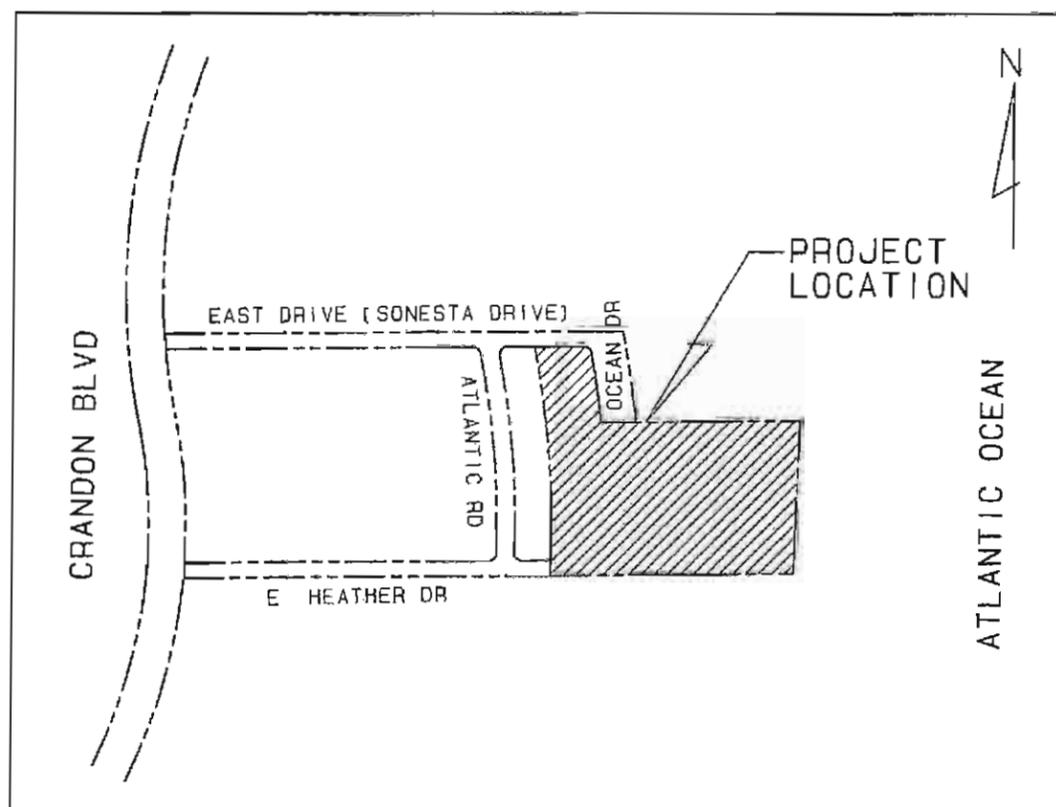
ENGINEERS:

V. S. N. ENGINEERING, INC.  
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113  
MIAMI, FLORIDA 33144  
TEL (305) 551-6267  
FAX (305) 551-4542

## LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	CONCEPTUAL SITE AND PAVING PLAN
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3	CONCEPTUAL SITE UTILITIES PLAN
C-4	STORM DRAINAGE DETAILS
C-5	TYPICAL SEDIMENT TANK AND DRAINAGE WELL DETAILS



## LOCATION MAP

SCALE: 1" = 300'

## LEGAL DESCRIPTION:

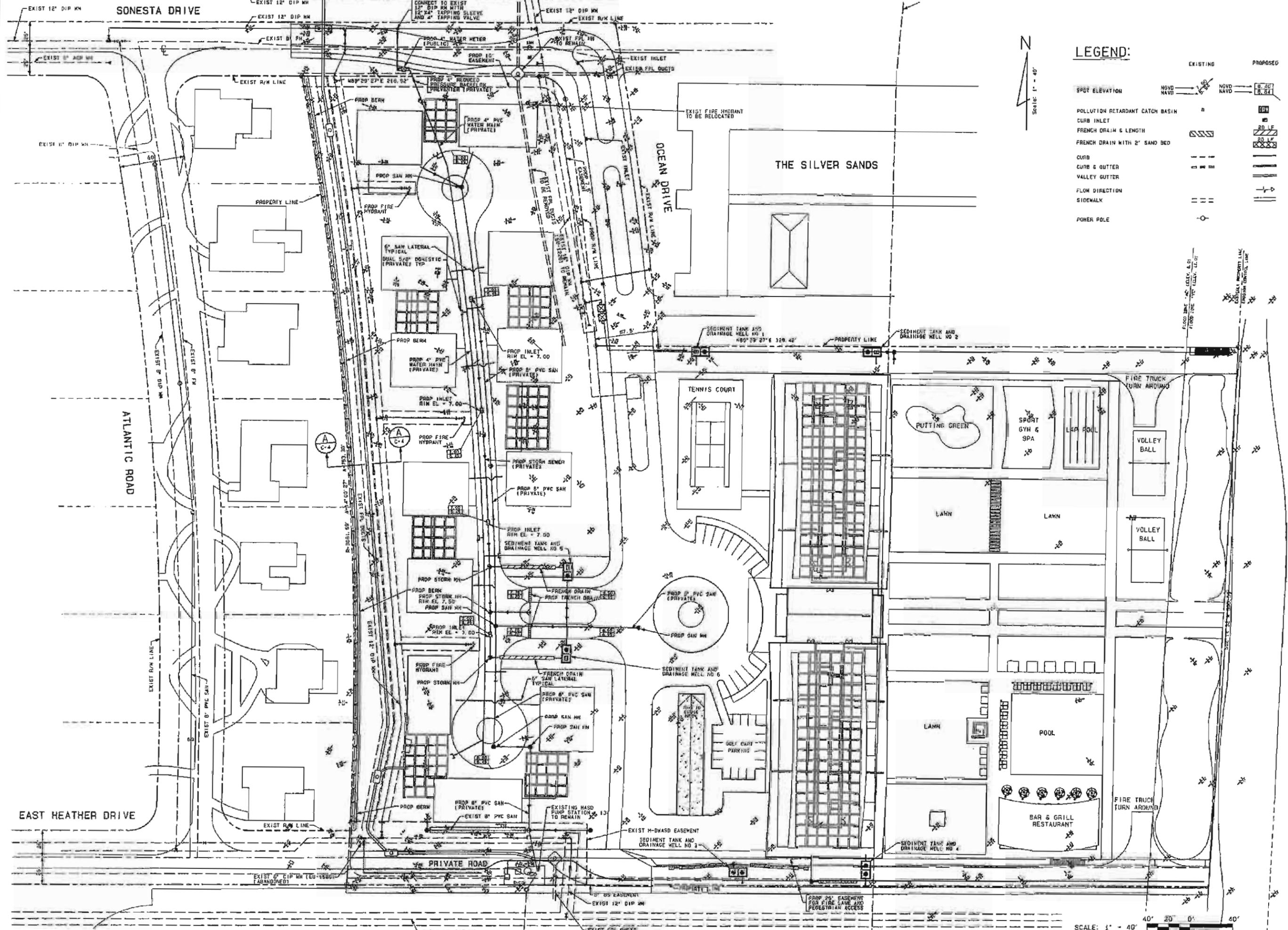
PARCEL 1

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING THE SW 1/4,  
SECTION 32 AND FRACTIONAL SECTION 33, TOWNSHIP 54 SOUTH, RANGE 42 EAST,  
IN THE CITY OF KEY BISCAYNE, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING THE SW 1/4,  
SECTION 32 AND FRACTIONAL SECTION 33, TOWNSHIP 54 SOUTH, RANGE 42 EAST,  
IN THE CITY OF KEY BISCAYNE, MIAMI-DADE COUNTY, FLORIDA.





**LEGEND:**

EXISTING      PROPOSED

SPOT ELEVATION      NVD NAVD      NVD NAVD

POLLUTION RETARDANT CATCH BASIN

CURB INLET

FRENCH DRAIN 6' LENGTH

FRENCH DRAIN WITH 2" SAND BED

CURB

CURB & GUTTER

VALLEY GUTTER

FLOW DIRECTION

SIDEWALK

POWER POLE

DESIGNED BY: [Signature]

DRAWN BY: N. SER

CHECKED BY: R. VA

APPROVED BY: R. VA

PROJ. NO. 11021

SCALE 1" = 40'

DATE JULY 2001

CAD REF 11021

RODOLFO J. VAR  
PE # 36648

DRAWING

C-2

PROPOSED SITE PLAN FOR

ATLANTIC OCEAN

no date revis

DESIGNED BY: [Signature]

DRAWN BY: N. SER

CHECKED BY: R. VA

APPROVED BY: R. VA

PROJ. NO. 11021

SCALE 1" = 40'

DATE JULY 2001

CAD REF 11021

RODOLFO J. VAR  
PE # 36648

DRAWING

C-2

CONCEPTUAL GRADING AND DRAINAGE PLAN







SPECIAL MEETING OF  
THE VILLAGE COUNCIL  
OF THE VILLAGE OF KEY  
BISCAYNE, FLORIDA

AUGUST 18, 2011

IN RE: HEARING NO. SP-19

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SUBMISSION IN SUPPORT  
OF SITE PLAN APPLICATION BY  
CONSULTATIO KEY BISCAYNE, L.L.C.

---

---

*Counsel for Applicants*  
**SHUBIN & BASS, P.A.**  
46 S.W. 1<sup>st</sup> Street  
Third Floor  
Miami, Florida 33130  
Tel. (305) 381-6060  
Fax (305) 381-9457



VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning
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

Date Filed: 7-15-11

File #: SP-19 0
(to be completed by Staff)

1. REQUEST FOR:

- ( ) SUPERVISORY VARIANCE
( ) ADMINISTRATIVE VARIANCE
(x) REGULATORY VARIANCE
( ) APPEAL OF AN ADMINISTRATIVE DECISION
(x) SITE PLAN APPROVAL
( ) UNUSUAL USE
(x) OTHER Vacation of right-of-way
( ) AMENDMENT TO ZONING ORDINANCE
( ) SPECIAL EXCEPTION
( ) AMENDMENT TO THE COMPREHENSIVE PLAN
( ) ZONING DISTRICT CHANGE

Explain your request:

See attached letter of intent.

2. Street Address of Property: 350 Ocean Drive, Key Biscayne, Florida

Legal Description: Lot(s) See Exhibit "A" Block

Subdivision:

3. Name of Applicant: Consultatio Key Biscayne, L.L.C.

Mailing Address of Applicant: 1200 Brickell Avenue, Suite 1950

Miami, Florida 33131

Business Telephone: (786) 528-5874 Home Telephone:

Fax: (786) 362-7183 Email: mcorti@consultatiousa.com

4. Name of Property Owner if Different from Applicant: N/A

Address of Property Owner if Different from Applicant: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Home Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

5. Contact Person: Name John K. Shubin, Esq./Amy E. Huber, Esq.

Address Shubin & Bass, P.A. 46 SW 1st Street, 3rd Floor, Miami, Florida 33130

Telephone: (305) 381-6060 Fax: (305) 381-9457

6. Name/address of anyone else who should receive notice of the hearing?

Marcos Corti Maderna 1200 Brickell Ave., Suite 1950, Miami, Florida 33131

John K. Shubin 46 SW 1st Street, 3rd Floor, Miami, Florida 33130

7. If applicant is owner, indicate date purchased: September 2009

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 Vacant. If residential, how many apartments \_\_\_\_\_?

hotel units 2? 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.

See attached letter of intent.

- 
- b. Is compatible with the surrounding land uses and would not be detrimental to the community.

See attached letter of intent.

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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.
16. If you are a lobbyist as described in the Village Code, please contact the Village Clerk at (305) 365-5506.

**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

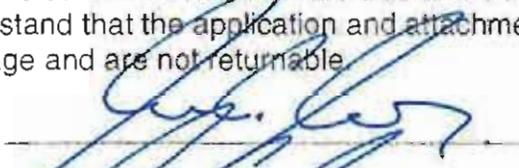
\_\_\_\_\_  
Date      Name (Type or Print)      Address      Signature

\_\_\_\_\_  
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 7.14.11  
Signature of Owner:  Date 7.14.11  
Application Received by:  Date 7-15-11  
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, MARCOS COEPI-MADRUGA, 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, MARCOS COEPI-MADRUGA, 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

Sworn to (or affirmed) and subscribed before me this  
14 day of July by Marcos Coeti

NOTARY PUBLIC-STATE OF FLORIDA  
Name of person making statement  
Jennifer Figueroa  
Commission # EE030642  
Expires: SEP. 29, 2014  
BONDED THROUGH ATLANTIC BONDING CO., INC.

[Signature]  
Signature of Applicant

[Signature]  
Signature of Notary Public - State of Florida

Jennifer Figueroa  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FL License

**Corporation Affidavit**

I, MARCOS COEPI-MADRUGA being first duly sworn depose and say that we are the HAUGER ~~President and Secretary/Asst. 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, MARCOS COEPI-MADRUGA 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

Sworn to (or affirmed) and subscribed before me this  
14 day of July by Marcos Coeti

NOTARY PUBLIC-STATE OF FLORIDA  
Name of person making statement  
Jennifer Figueroa  
Commission # EE030642  
Expires: SEP. 29, 2014  
BONDED THROUGH ATLANTIC BONDING CO., INC.

[Signature]  
Signature of President (Corp. Seal)

[Signature]  
Signature of Notary Public - State of Florida

Jennifer Figueroa  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FL License

Owner/Power of Attorney Affidavit

I Marcos Corti Marcos 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, R.O.W. VACATION & VARIANCE REQUEST.

relative to my property, which is hereby made by me OR I am here by authorizing STUBIN & BASS to be my legal representative before the Village Council

I, Marcos Corti Marcos 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

Sworn to (or affirmed) and subscribed before me this 19 day of July, by Marcos Corti  
Name of person making statement

NOTARY PUBLIC-STATE OF FLORIDA  
**Jennifer Figueroa**  
Commission # EE030642  
Expires: SEP. 29, 2014  
BONDED THRU ATLANTIC BONDING CO., INC

[Signature]  
Signature of President (Corp. Seal)

[Signature]  
Signature of Notary Public - State of Florida

Jennifer Figueroa  
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FL license

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE SW ¼ , SECTION 32 AND FRACTIONAL SECTION 33, TOWNSHIP 54 SOUTH, RANGE 42 EAST, IN THE CITY OF KEY BISCAVNE, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF TRACT 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 PAGE 86 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF TRACT 6, EAST FOR A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING ALSO BEING THE S.E. CORNER OF THE PLAT OF HOLIDAY COLONY AS RECORDED IN PLAT BOOK 50 AT PAGE 87, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE CONTINUE EAST FOR A DISTANCE OF 761.0 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDER NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN FOR A DISTANCE OF 518.3 FEET MORE OR LESS TO A POINT LYING 500.00 FEET NORTH OF THE SOUTH LINE OF TRACT 6 EXTENDED EAST AS MEASURED AT RIGHT ANGLES; THENCE RUN WEST ALONG A LINE 500.00 FEET NORTH OF, AND PARALLEL TO, THE SOUTH LINE OF SAID TRACT 6, AS MEASURED AT RIGHT ANGLES, FOR A DISTANCE OF 631.9 FEET MORE OR LESS TO A POINT; THENCE RUN SOUTH 0°38'55" WEST FOR A DISTANCE OF 327.79 FEET TO A POINT; THENCE RUN NORTH 89° 24'30" WEST FOR A DISTANCE OF 157.55 FEET TO A POINT OF NON-TANGENCY WITH A CIRCULAR CURVE CONCAVE TO THE WEST, THE CENTER OF WHICH BEARS NORTH 89°51'26" WEST FROM THE AFOREMENTIONED POINT OF NON-TANGENCY; SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF BLOCK 5 OF THE PLAT OF HOLIDAY COLONY, AS RECORDED IN PLAT BOOK 50, PAGE 87 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 3°14'04" AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE SW  $\frac{1}{4}$ , SECTION 32, TOWNSHIP 54 SOUTH, RANGE 42 EAST, IN THE CITY OF KEY BISCAYNE, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF TRACT 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 86 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF TRACT 6, EAST FOR A DISTANCE OF 1200.00 FEET TO A POINT OF NON-TANGENCY WITH A CIRCULAR CURVE CONCAVE TO THE WEST THE CENTER OF WHICH BEARS NORTH  $86^{\circ}37'22''$  WEST FROM THE AFOREMENTIONED POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE SE CORNER OF THE PLAT OF HOLIDAY COLONY, AS RECORDED IN PLAT BOOK 50, PAGE 87 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF  $3^{\circ}14'04''$  AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF  $10^{\circ}46'23''$  AND A RADIUS OF 3081.59 FEET FOR A DISTANCE OF 579.42 FEET TO A POINT ; SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST DRIVE; THENCE RUN ALONG THE SAID RIGHT WAY LINE, EAST FOR A DISTANCE OF 160.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF  $80^{\circ}19'47''$  AND A RADIUS OF 25.00 FEET FOR A DISTANCE OF 35.03 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD; THENCE RUN SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE ON THE ARC OF THE CIRCULAR CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF  $4^{\circ}03'53''$  AND A RADIUS OF 3260.29 FEET FOR A DISTANCE OF 231.29 FEET TO A POINT; THENCE LEAVING THE SAID RIGHT OF WAY LINE, RUN WEST 1.87 FEET TO A POINT; THENCE RUN SOUTH  $0^{\circ}38'55''$  WEST FOR A DISTANCE OF 327.79 FEET TO A POINT ; THENCE RUN NORTH  $89^{\circ}24'30''$  WEST FOR A DISTANCE OF 157.55 FEET TO THE POINT OF BEGINNING.

## EXHIBIT "B"

### Disclosure of Ownership Interest for

#### Consultatio key Biscayne, LLC, Florida limited liability partnership

1. Consultatio Key Biscayne, LLC, Florida limited liability partnership 100%

A.	<u>Members</u>	<u>Class A Percentage Interest</u>	<u>Class B Percentage Interest</u>
	Consultatio Real Estate, Inc. 1200 Brickell Avenue - Suite 1950 Miami, FL 33131	100%	
	Biscayne Coast Corp. 701 Brickell Av. - Suite 1460 Miami, FL 33131		4.0%
	Cantomi KB Inc. Juan Carlos Gomez 1348, Apto 501 Montevideo República Oriental del Uruguay		6.0%
	Consultatio Real Estate, Inc. 1200 Brickell Avenue - Suite 1950 Miami, FL 33131		50.0%
	Fordsand Key Biscayne Inc. 1455 Ocean Drive - #1004 Miami, FL 33139		4.0%
	Kilak Developments, Inc. Rio Arriba N.6, Casa de Campo, La Romana 07803 República Dominicana		4.0%
	Losdono Inc.  201 Alhambra Circle- Suite 901, Coral Gables, FL 33134		8.0%
	Pacheco Trade Corp. 201 Alhambra Circle- Suite 901, Coral Gables, FL 33134		12.0%
	Pampira, LLC 444 Brickell Av. #824 Miami, FL 33131		4.0%
	Printemps Fund Real Estate Inc. Calle Treinta y Tres 1373, Suite 104 Montevideo República Oriental del Uruguay		4.0%
	Sisbro US Inc. Sarandi 1567 1251 - Ciudad A de Buenos Aires Argentina		4.0%

- B. Managers
- Eduardo F. Costantini
  - Cristián Costantini
  - José M. Chouhy Oria
  - Jorge Brave
  - Marcos Corti Maderna

2. Consultatio Real Estate, Inc.

A.	<u>Shareholders</u>	<u>Percentage</u>
	Consultatio S.A.	100%

Av. Madero 900, 20<sup>o</sup> floor  
C1106ACV - Ciudad de Buenos Aires  
República Argentina

B. Board of Directors  
Eduardo F. Costantini

José M. Chouhy Oria

Cristián Costantini

3. **Consultatio S.A. (Public Company)**

A. <u>Shareholders</u>	Percentage
Eduardo F. Costantini Av. Figueroa Alcorta 3051- Piso 14 <sup>o</sup> C1425CKJ - Ciudad de Buenos Aires República Argentina	66,44%
Compañía Inmobiliaria San Martín de Tours (*) Viamonte 1453, 9 <sup>o</sup> floor - Suite 60 C1055ABA - Ciudad de Buenos Aires República Argentina (* Wholly owned by Eduardo F. Costantini (95%) and one of his daughters -Mariana Costantini- (5%)	1,07%
Administración Nacional de la Seguridad Social - Fondo de garantía de Sustentabilidad (**) Tucumán 500, 3 <sup>o</sup> piso C1049AAJ - Ciudad de Buenos Aires República Argentina (**) National Pension Fund managed by the Government of the Argentine Republic	26,62%
Carlos A. Reyes Terrabusi Av. Alvear 1597 C1014AAC - Ciudad de Buenos Aires República Argentina	3,78%
Floating at the "Buenos Aires Stock Exchange" Sarmiento 299 C1041AAE - Ciudad de Buenos Aires República Argentina	2,09%

B. <u>Directors</u>	
Eduardo F. Costantini	President
Cristián Costantini	Vice-President
Carlos A. Reyes Terrabusi	Director
Juan Güiraldes	Director
Patricio Furlong	Director
José M. Chouhy Oria	Alternative Director
Maria José van Morlegan	Alternative Director

4. **Consultatio Key Biscayne, LLC - Class B**

**Percentage Interest**

Entity Owning Class B % interest in  
Consultatio Key Biscayne, LLC

Consultatio Real Estate, Inc.

Entity Owning 100% interest in entity  
disclosed  
in previous column  
Consultatio S A

Ultimate Beneficial Owner

(already described in 2 & 3 above)

<b>Biscayne Coast Corp.</b>	N/A	Camilo Mendez Chong
<b>Cantomi KB Inc.</b>	Cantomi Uruguay S.A.	Carlos J. Miguens
<b>Fordsand Key Biscayne Inc.</b>	N/A	
<b>Kliak Developments, Inc.</b>	N/A	Carlos Eduardo Antonio Maria Oliva Funes
<b>Losdono Inc.</b>	N/A	Rodolfo Raul D'Onofrio
<b>Pacheco Trade Corp.</b>	Pacheco Trade Corp.	Adrian G. Sucari Marlin Horacio Sucari
<b>Pampira, LLC.</b>	N/A	Claudio Scalise M. Gabriela Scalise
<b>Printemps Fund Real Estate Inc.</b>	N/A	Marlin N. Huffmann Laura M. Huffmann Carolina M. Huffmann Federico N. Huffman
<b>Sisbro US Inc</b>	N/A	Guillermo Horacio Varela Mabel Angelica Varela

LAW OFFICES  
**SHUBIN & BASS**  
P R O F E S S I O N A L    A S S O C I A T I O N

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**Via Hand Delivery**

July 15, 2011

Mr. Jud Kurlancheek, AICP  
Building, Zoning & Planning Director  
Village of Key Biscayne  
85 West McIntyre Street  
Key Biscayne, Florida 33149

Re: Application for Redevelopment of 350 Ocean Drive, Key Biscayne, Florida

Dear Mr. Kurlancheek:

Please accept this correspondence and the enclosed application (the "Application") for the redevelopment of 350 Ocean Drive, Key Biscayne, Florida (the "Subject Property") on behalf of Consultatio Key Biscayne, LLC. In order to accomplish the redevelopment of the Subject Property as previously presented to the Village of Key Biscayne Council (the "Council"), the Village has advised that the redevelopment requires the following applications and approvals by the Council: (1) site plan application approval; (2) two variance requests from Section 30-103(b) (one for each side of the building); and, (3) vacation of right of way of Ocean Drive from 115 feet to 55 feet.

**The Proposed Project**

The project as proposed includes 154 multi-family dwelling units with various amenities for the residents which include pools, spa, recreation area, gym, meeting space, kid's play area, lounge, and bar, grill and restaurant (the "Project").

**Documentation & Studies**

As part of these applications, we are submitting a number of different plans, documents and studies, which include the following:

1. Site plans, elevations, renderings, landscape plans, etc. which satisfy the requirements for site plan review approval process;
2. Traffic Impact Analysis dated June, 2011, prepared by the Corradino Group;

3. Concurrency Study for Water, Sewer, and Solid Waste dated June, 2011, prepared by VSN Engineering, Inc.;
4. Ocean Drive Right of Way Vacation Sketches and Legal Descriptions signed and sealed July 12, 2011;
5. Waiver of Objection by Miami Dade County Water and Sewer executed on July 13, 2011;
6. Adjacent Property Setback Analysis dated July 1, 2011; and
7. Project Summary Data and Comparison Sheet dated July 15, 2011.

### **Variance Requests**

Pursuant to Section 30-63 of the Village Zoning Code, Consultatio is requesting two variances from Section 30-103(b) ,which requires that “no portion of Building may extend beyond a ‘building envelope’ formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each.” The project as proposed is seeking base angles of 79 degrees each on both the North and South sides of the Project.

Section 30-63 states that a variance may be granted upon a finding that the desired Variance meets the following criteria:

1. The Variance will result in conditions that maintain and are consistent in all material respects with the intent and purpose of these Regulations, and that the general welfare, stability and appearance of the community will be protected and maintained.

### **Response:**

The Variances as requested are consistent in all material respects with the intent and purpose of these Regulations. As demonstrated in the attached adjacent property setback analysis, the neighboring properties all provide for base angles in excess of 63 degrees (approximately 80 degrees). The general welfare, stability and appearance of the community will be protected and maintained in that the Project provides for more than a 390 foot setback from the West property line, which necessitates the Variance requests. In addition, the Variances are slightly less than that of the neighboring properties and therefore maintain the appearance of the community.

2. The Variance will be compatible with the surrounding land Uses, and otherwise consistent with these Regulations and Comprehensive Plan, and will not be detrimental to the community.

**Response:**

The Variances are compatible with the surrounding properties and are consistent with the Regulations and Comprehensive Plan in that the Variances are similar to (and actually less than) the neighboring properties. The Variances will not be detrimental to the community. The property is being developed with medium-density multi-family residential dwelling units. The Zoning Code does not require the base angles of 63 degrees; however, the HR Zoning District does.

In summary, the Variance requests are consistent and compatible with the surrounding properties and maintains the general welfare, stability and appearance of the community.

**Vacation of Right of Way**

Ocean Drive currently provides for a 115 foot right of way. This amount is far in excess of what is needed or required for access and circulation. The remaining 55 ft. proposed is more than adequate to service this area. The vacation of the right of way from 115 ft. to 55 is necessary in order to facilitate better traffic circulation, and provide additional buffering for the residents in Holiday Colony. The vacation, in addition to the easements provided by Consultatio, also provides for enhanced beach access. The sketches and legal descriptions of the existing tight of way, proposed abandoned right of way, and new right of way are attached hereto as composite Exhibit "4." Miami Dade County Water and Sewer has no objection to the vacation request.

**Traffic Analysis**

The attached Traffic Analysis completed by the Corradino Group concludes that the Project is well within the acceptable levels of service. In addition, the Traffic Analysis also concludes that the Project, in comparison to the previously approved project, generates fewer trips and has a positive impact on the transportation network.

**Concurrency Study for Water, Sewer and Solid Waste**

The attached Concurrency Study completed by VSN Engineering, Inc. finds that the existing water system is adequate to provide water and fire protection for the Project. It also finds that there is a net decrease in the proposed water use as compared to the existing hotel. All sewer collection will be handled by the Pump Station currently on site and this system is adequate to serve this Project.

**Recreation and Open Space (Pursuant to Comprehensive Plan)**

**Recreation and Open Space Required**

2.47 persons per unit x 154 dwelling units = 380.38 or 381 people

381 people/ 1000 x 2.5 acres = 0.9525 acres

0.9525 ac x 43,560 sq ft/ac = **41,490.9 sq ft. of required recreation and open space**

**Recreation and Open Space Provided**

10' Dedicated Access Sonesta and Ocean Drive	5,042 sq. ft.
25' Dedicated South Beach Access	22,552 sq. ft.
25' Dedicated North Beach Access	<u>14,794 sq. ft.</u>

**TOTAL: 42,388 sq. ft. provided**

**Approved Project**

Pursuant to your request, attached please find a comparison data sheet which demonstrates that the proposed Project is less intense than the previously Approved Project. The proposed Project provides for an overall reduction of square footage, lot coverage and dwelling units, compared to the Approved Project.

Notwithstanding the filing of this application, Consultatio reserves all rights, approvals and permits to construct the development approved through Village of Key Biscayne Resolution 2007-16 (the "Approved Project"). The submission, processing and approval of this application shall not be construed as a waiver of its existing rights to develop the Approved Project.

Consultatio renews its commitment to move forward with the proposed Project in lieu of the Approved Project, provided that the proposed Project is reviewed and approved in a timely manner and not subject to an appeal.

We look forward to working with the Village as we process these applications. As always, please feel free to contact me with any questions regarding this correspondence or its enclosures.

Sincerely,

A handwritten signature in black ink, appearing to read "John K. Shubin, Esq.", with a stylized, cursive flourish at the end.

John K. Shubin, Esq.  
For the firm

Enc.

cc: Stephen J. Helfman

ZONING DISTRICT DESIGNATION: HOTEL RESORT DISTRICT AS PER SEC. 30.103

ITEM	REQUIRED	ALLOWABLE / REQUIRED	APPROVED SITE PLAN	PROPOSED SITE PLAN
1. SIGNAGE	1. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	1. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.		
2. SIGNAGE	2. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	2. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	775,000 SQ. FT. (1.72)	646,415 SQ. FT. (1.43)
3. SIGNAGE	3. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	3. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	179,500 SQ. FT. (3.95)	160,630 SQ. FT. (3.74)
4. SIGNAGE	4. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	4. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	150'-0"	150'-0"
5. SIGNAGE	5. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	5. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	35'-5" (NORTH) 35'-7" (SOUTH) 78-DEGREE	
6. SIGNAGE	6. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	6. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	25'-0"	TOWER 321'-5" (EAST) TOWER 350'-11" (WEST)
7. SIGNAGE	7. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	7. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	GROUND LEVEL @ 9'-0" NGVD	GROUND LEVEL @ 9'-0" NGVD
8. SIGNAGE	8. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	8. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	154 (15)	154 (15)
9. SIGNAGE	9. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	9. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	10	0
10. SIGNAGE	10. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	10. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	515	408
11. SIGNAGE	11. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	11. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	305.30	408
12. SIGNAGE	12. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	12. SIGNAGE SHALL BE LIMITED TO ONE SIGNAGE STRUCTURE PER BUILDING AND SHALL BE LIMITED TO 100 SQ. FT. PER SIGNAGE STRUCTURE.	4	4
GRAND TOTAL				

DATE: 07/19/11

DRAWING

**ARQUITECTONICA**  
 2900 Oak Avenue  
 Miami, Florida 33133  
 305.372.1812 TEL  
 305.372.1175 FAX  
 www.arquitectonica.com  
 AAC000465

PROJECT  
**PROPOSED SITE PLAN**  
 PROJECT NO: 2793  
 SHEET NAME: PROJECT SUMMARY CHART



DATE 7/22/2011 12:55:58 PM

CHK#NE

SK072111-7

PROJECT

# PROPOSED SITE PLAN

PROJECT NO. 2783

SHEET NAME: AERIAL PHOTO MONTAGE

**ARQUITECTONICA**

1000 West 15th Avenue  
Miami, Florida 33135  
Tel: 305.375.1111  
Fax: 305.375.1112  
www.arquitectonica.com



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# SONESTA

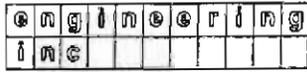
## CONCURRENCY STUDY FOR WATER-SEWER-SOLID WASTE

June 2011

Prepared by:

A handwritten signature in blue ink, appearing to read 'R. Vargas' with a date '6/11/11' written below it.

Rodolfo J. Vargas, PE # 35648



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## 1. Water Distribution System

### A. Existing Water System Facilities:

Miami-Dade Water & Sewer Department (MD-WASD) owns and operates the following domestic water facilities in the vicinity of this project:

- An existing 12-inch water main on East Drive that run along the entire north side of the project.
- An existing 16-inch water main on Ocean Drive that runs along the entire of east side project.
- An existing 8-inch water main on Ocean Drive that runs along entire the east side of the project.
- An Existing 12-inch water main along the entire West side and portions of the south side of the property.

These existing 8 and 16-inch water mains within the property have been removed and replaced by the new 12-inch main along the west property line recently installed to allow for the construction of the proposed buildings.

### B. Required Water System Improvements:

All the water system infrastructure improvements required for the construction of this project are in place and in the process of being conveyed to Miami-Dade Water and Sewer Department.

The proposed project will be served from the new 12-inch water main and the remaining portion of the 16-inch main on Ocean Drive.

The existing system is adequate to provide domestic water and fire protection for the proposed project.

### C. Anticipated water use:

The water use requirements for this project are calculated based on the build-out information previously described.

A decrease in flow demand of **12,636** GPD is expected from this project.

For determination of anticipated flows see attached Water Use Calculations.



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## 5. Solid Waste Generation

- A. Solid Waste Generated by this project will be collected in standardized on-site containers for refuse and re-cyclables. Either hauling companies and/or the Miami-Dade County Solid Waste Department will provide regular pick-up services.

The anticipated daily solid waste generation for this project is **6.5 CY per day**. (See attached Proposed Solid Waste Calculations).

# Sanitary Sewer Pump Stations Database

## Pump Station Monthly Information

Pump Station: 30 - 0134

UNINCORPORATED DADE COUNTY

340 OCEAN DR

Station Category: ET

NOTE: All Flows are in GPDs.

Moratorium: OK  
OK

Moratorium in effect since: 1/27/2007

Section - Township - Range:  -  -

Generator:  Telemetry:  ET Clock:

Type:  Class:  Speed:  H.P.:

Peak Factor (last 7 entries): 2.40

Number of Pumps: 2

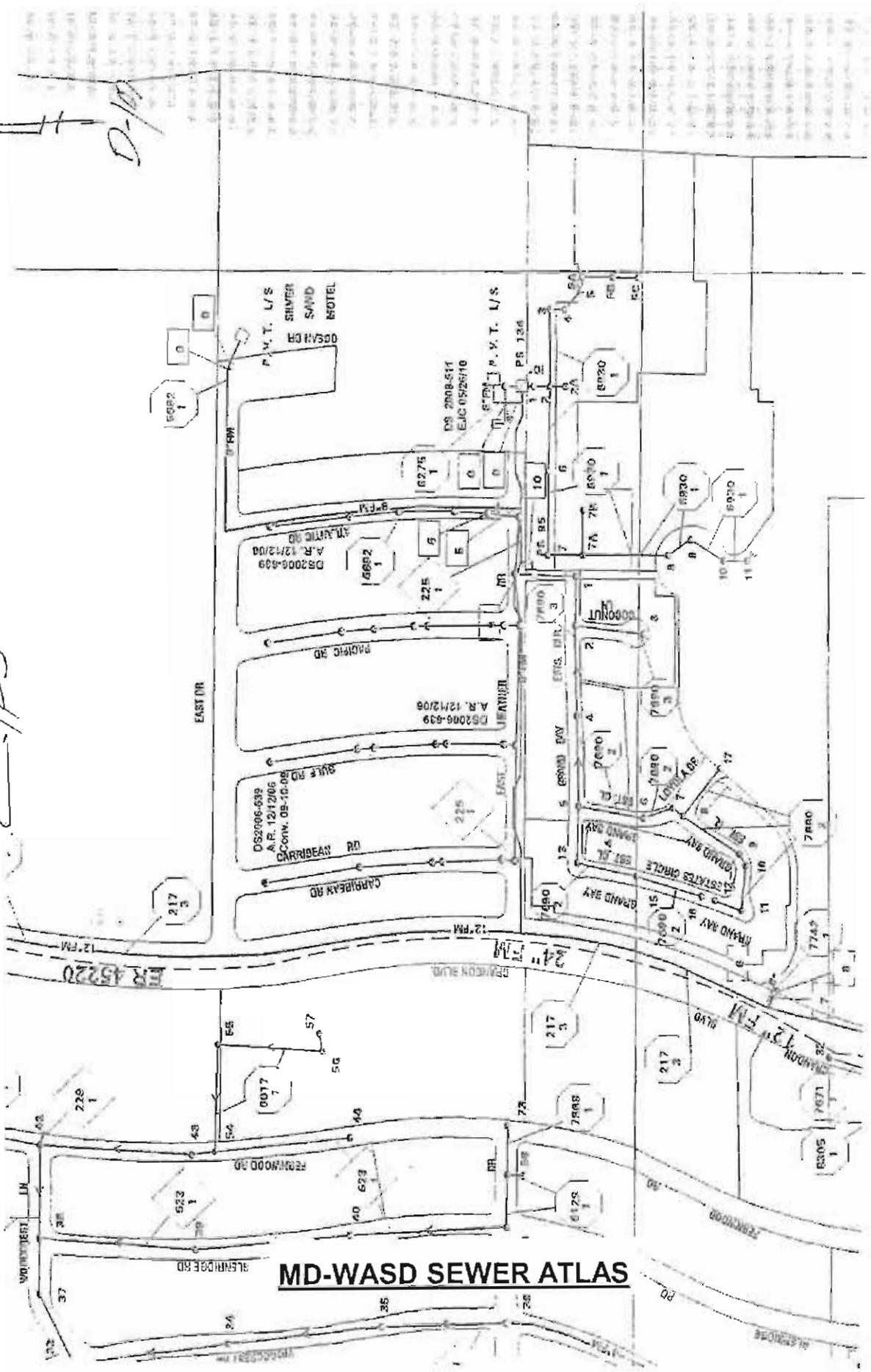
Peak Factor	Modified By	Date
2.40	TRANSFER	01/27/2007

Yearly NAPOT (hrs):	3.10
Reserved Flow (gpd):	0
Projected Napot (hrs):	3.10
Used Capacity (%):	31.00

Stn Gross Capacity (gpd):	972,000
Station Reduction Factor:	1.00
Stn Net Cap Certified (gpd):	0
Station Net Capacity (gpd):	972,000
Indicated Flow (gpd):	125,550

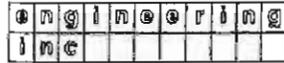
Date	NAPOT	Avg Daily	Reading	# of Pumps	Comments	Modified By	Date
4/13/2011	1.95	1.95	Y	2		AREASR	05/31/2011
3/9/2011	3.71	3.71	Y	2		AREASR	04/28/2011
2/9/2011	1.80	1.80	Y	2		AREASR	03/28/2011
1/12/2011	3.59	3.59	Y	2		AREASR	02/25/2011
12/8/2010	3.65	3.65	Y	2		AREASR	01/27/2011
11/10/2010	4.97	4.97	Y	2		AREASR	12/28/2010
10/13/2010	1.85	1.85	Y	2		AREASR	11/24/2010
9/8/2010	4.08	4.08	Y	2		AREASR	10/25/2010
8/11/2010	2.37	2.37	Y	2		AREASR	09/24/2010
7/14/2010	4.19	4.19	Y	2		AREASR	08/20/2010
6/9/2010	1.96	1.96	Y	2		AREASR	07/23/2010

*Sepher  
2/7/75*



**MD-WASD SEWER ATLAS**

*111 (1.7.11)*



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#### 4. Sewer Collection System

##### A. Existing Sanitary Sewer System Facilities:

- Existing Sanitary Miami-Dade Water and Sewer Pump Station # 30-0134 that is located within the site of the proposed development. This Pump Station directs the flow to MD-WASD Pump Station # 30-0095.
- An existing private sanitary sewer pumps station that serves the existing hotel. This Pump has been decommissioned will be removed as part of the development of this project.

##### B. Required Sanitary Sewer System Improvements:

The proposed project will collect all the sanitary flows by gravity and will direct them to the existing Pump Station 30-0134 that will remain in operation within the project site.

A new 8-inch gravity sewer extension has been installed at this pump station. This new 8-inch line will be used to serve this project by gravity. The line is presently in the process of being conveyed to MD-WASD.

##### C. Transmission Capacity Requirements

Pump Station No. 30-014 currently runs at approximately 3.10 hours or 31% capacity. It is expected that this pump station will be adequate to serve this project.

Flows from this Pump Station are transmitted to the MD-WASD Treatment Plant at Virginia Key.

See attached DERM Pump Station Reports



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### PROPOSED WATER USE CALCULATIONS

PROJECT: SONESTA  
DATE: 6-Jun-11

TYPE OF BUILDING USE	AREA [sf]	RATE [gpd/sf]	ADF [gpd]
<b><u>PROPOSED FLOWS:</u></b>			
Villas	12	180	2,160
Residential Condominiums	142	150	21,300
Restaurant (3,000 sf)	3,000	1.00	3,000
Assembly Room (670 sf)	670	0.10	67
Spa (1,400 sf)	1,400	0.25	350
Offices (300 sf)	300	0.05	15
SUB-TOTAL			<u>26,892</u>
<b><u>PREVIOUS FLOWS:</u></b>			
Hotel	292	100	29,200
Retail (1,613 sf)	1,613	0.05	81
Restaurant (5,730 sf)	5,730	1.00	5,730
Bar and Lounges (3,820 sf)	3,820	0.20	764
Spa (8,500 sf)	8,500	0.25	2,125
Meeting Rooms (16,280 sf)	16,280	0.10	1,628
SUB-TOTAL			<u>39,528</u>
NET INCREASE:			<b>-12,636</b>





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**PROPOSED SOLID WASTE CALCULATIONS**

PROJECT: SONESTA

DATE: 7-Jun-11

TYPE OF BUILDING USE	AREA/UNITS [sf] [units]	RATE [lb/sf] [lb/unit]	SOLID WASTE GENERATED [lb]	SOLID WASTE GENERATED [tons]
RESTAURANT (100 seats)	100	5	500	0.250
VILLAS	12	10	120	0.060
RESIDENTIAL CONDOMINIUMS	142	8	1,136	0.568
MEETING ROOMS (670 sf)	50	2	100	0.050
SPA (1,400 sf)	1,400	0.005	7	0.004
OFFICES (300 sf)	300	0.010	3	0.002
SUB-TOTAL			<b>1,866</b>	<b>0.93</b>
NET INCREASE:			<b>1,866</b>	<b>0.93</b>

ANTICIPATED SOLID WASTE VOLUME AT 7 CY PER TON:

6.5

CY / DAY

Former Sonesta At Key Biscayne

Traffic Impact Analysis

Prepared by:

**THE  
CORRADINO  
GROUP**

Prepared for:

Consultatio Real estate

June 2011

# THE CORRADINO GROUP

Marcos Corti Maderna  
Consultatio Real Estate  
1200 Brickell Avenue, Suite 1950  
Miami, Florida, USA, 33131

June 28, 2011

Mr., Corti Maderna,

Please accept this traffic impact analysis for the Former Sonesta at Key Biscayne.

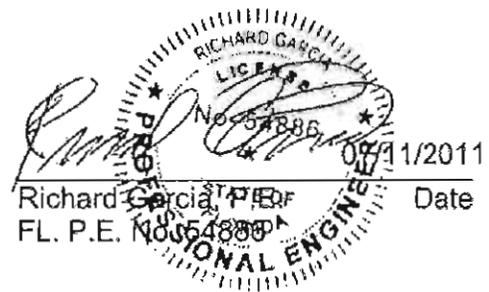
Its results show that the proposed development is significantly less intensive than the previously approved development which it seeks to replace. This has been shown by the fact that through a comparative analysis, it generates fewer trips. The proposed development is well within an acceptable traffic level of service. The analysis shows that background traffic today is less than it was when the original project was approved. This development therefore has a positive impact on the transportation network by giving back trips which can be added to the unused capacity of the road. On that basis this development should be approved from a traffic standpoint. If you have mitigated the previously approved development through a fair share payment to the Village, or a transportation impact fee, you may want look into seeking a refund or a credit for those funds based on these facts.

Régards,

Joseph M. Corradino, AICP  
President

---

**THE CORRADINO GROUP**



## **THE CORRADINO GROUP**

### **Former Sonesta at Key Biscayne Traffic Impact Analysis**

#### **Former Sonesta at Key Biscayne Traffic Impact Analysis**

The intent of this analysis is to examine the proposed Sonesta development and determine its impact on transportation system in the area.

Because the proposed Sonesta development is less intensive than the approved Sonesta development, a methodology has been built that explores the relative impact of the Proposed Development compared with the Approved Development and against the existing conditions both as they were in 2008 and as they were in 2010.

Typically once a development on a site is approved, the trips that it has generated and distributed along a transportation network are reserved. Florida Growth Management is based on the rules of Concurrency, which protect local communities from over development, or development that exceeds the capacity of the surrounding infrastructure. A principle in these rules says that if a development exceeds an acceptable level of service on the roadway network, that the developer is responsible for its fair share of the mitigation of that issue. If the development does not exceed the level of service there is no mitigation. In either case, the trips from the approved development are reserved. As subsequent developments occur, they should to traffic impact analyses that examine several things, including:

- The existing condition plus committed trips from approved yet un-built developments, without the project
- The existing condition plus committed trips from approved yet un-built developments with the project
- The future condition without the project
- The future condition with the project

In either case all previously approved, yet un-built developments are counted as committed development, and their trips are added to the existing background trips taken from traffic counts.

Once a development is approved, its trips remain approved until the development approval expires or the development is constructed. If an approved development is modified, or an existing facility is removed and replaced by a new development, the impact of only the net trips is to be evaluated. For instance if on a certain site, if a use generating 100 trips is to be torn down and replaced by a use generating 150 trips, the new development would only be responsible for the impact of the 50 net new trips, because the 100 original trips have always existed on the network. Similarly if a development generating 100 trips has been approved and has been modified so that it is now only generating 50 trips, no further analysis should be required, because there is a net positive impact on the system by giving back 50 trips to the unused capacity of the facility. To undertake an extensive impact analysis when it is already known that the impact of the development is less than the approved and committed condition is unnecessary.

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

It is following this principle that the following analysis was performed. It is known that the Proposed Sonesta Development is less intensive than the Approved Sonesta Development. Therefore, a trip generation analysis proving this would typically be sufficient to show a net decrease in trips on the network. If the developer had mitigated these trips through payment of an impact fee or mitigation fee, the developer is entitled to a refund on a proportionate basis. This methodology goes further than that. It proves that the trips generated from the Proposed Development are less than those generated by the Approved Development. Then it compares the relative impact to the network of both the Proposed and Approved Developments. It then utilizes current traffic counts, and compares them with traffic counts taken at the time of the Approved Development, to show that, regardless of impact, there is more capacity on the roadway network today, than there was in 2007, because traffic volumes are down.

The facts of this analysis show that the Proposed Development will generate 18 fewer trips during the AM peak hour and 40 fewer trips in the PM peak hour. This represents a reduction of 24.3% in the AM peak hour and a reduction of 33.9% in the PM peak hour, when compared with the previously Approved Development.

Additionally the roadway volumes compared from 2007 to 2011 using the nearest count station that is maintained by Miami-Dade County, Station #9136 – Crandon Boulevard, North of Harbor Dr. to Bear Cut, showed that traffic volumes today are lower than in 2007, by 530 vehicles per day. This is an annual growth rate in traffic of negative 6.89%, and a net reduction of negative 19.29% over the last 3 years.

The level of service on the adjacent roadway system is better than it was in 2007.

The net result of all of this is the proof that the Proposed Sonesta Development has a positive impact on the transportation system. No level of service thresholds have been surpassed which would trigger mitigation.

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

**Trip Generation**

The trips generated by the previously approved development and the proposed development were compared by evaluating the trip generation rates by category of the various components of the development. These are based on the comparable land uses and trip generation rates from the ITE Trip Generation Manual, 8<sup>th</sup> Edition.

The previously approved Sonesta development consisted of:

Residential Units:	165
Retail:	1,613sf
Restaurants:	3,000sf
Bar/Lounge:	1,342sf
Spa:	15,406sf
Meeting Rooms	4,000sf
Tennis Courts	2

The proposed development is significantly less in scope, consisting of:

Residential Units:	154
Meeting Rooms:	670sf
Spa:	1,400sf
Restaurant	52 Seats

The previously approved development generated a total of 74 AM peak hour trips and 118 PM peak hour trips. The proposed development generates a total of 56 AM peak hour trips and 40 PM peak hour trips. This equates to 18 (24.3%) fewer AM peak hour trips, and 40 (33.9%) fewer PM peak hour trips. This is detailed in Table A1.

Trip generation tables are included in Appendix A.

TABLE A1  
**Sonesta at Key Biscayne - New Alternative Site Plan**

**TRIP GENERATION COMPARATIVE ANALYSIS**

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATES	AM / PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
<b>Previously Approved Project Trips *</b>				26%	19	74%	55	74
				58%	68	42%	50	118
<b>New Proposed Uses</b>								
Residential Condos **	154 DU	232	0.34	18%	9	82%	43	52
Assembly Space	670 Sq Ft		0.38	63%	37	37%	22	59
Spa / Health / Fitness	1,400 Tr 5sq Ft	462	1.38	45%	1	55%	1	2
			3.53	57%	3	43%	2	5
Restaurant	52 Seats	931	0.03	100%	2	0%	0	2
			0.28	85%	9	35%	5	14
<b>New Proposed Gross Vehicle Trips</b>				21%	12	78%	44	56
				62%	49	37%	29	78
<b>New Net Trip Reduction (Previously Approved minus Proposed Gross Trips)</b>				38%	7	61%	11	18
				48%	19	53%	21	40
<b>Percent Change in Trips</b>							AM	-24.3%
							PM	-33.9%

**NOTES:**

- \* Data from ITE Trip Generation, 8<sup>th</sup> Edition by McGraw-Hill
- \*\* From Traffic Impact Study for use by The Corradino Group (Pages 9-10, Tables 2-1 & 2-2, Project Trip Generation Estimation) see attached documents.
- \*\* This land use includes 670 square feet of assembly space.

## THE CORRADINO GROUP

### Former Sonesta at Key Biscayne Traffic Impact Analysis

#### Traffic Counts

To understand the existing condition of the roadway network in comparison with the previous condition of the network, traffic counts from 2008, were compared with those updated in 2011. To ensure a uniform source, the Miami Dade County Traffic Count Station #9136 was used. This is along Crandon Boulevard, north of Harbor Drive to Bear Cut. This data is represented in the tables below. What it shows is that the adopted level of service standard on this facility is LOS E+20%. This means that before a project crosses the threshold the road would have to be at LOS E (typically about 90% of its total capacity), plus 20% of that 90% (provided because transit exists in the area). The maximum number of trips that this road could handle according to the County table in 2011, is 4092 in the peak hour. Today the current utilization of the road shows that there are 2218 trips in the peak hour, leaving a remaining capacity of 1874 trips before the level of service threshold is surpassed. This Proposed Sonesta Development will only generate 58 trips. This consumes only 3% of the remaining capacity.

When comparing the existing volumes from 2008 and the existing volumes from 2010, it was found that the 2007 volumes were 2748 trips. By 2010 they had shrunk to 2218, a decrease of 530 trips over the three years. An annual growth rate of -6.89% or a -19.29% change. This is shown in Table A2. There are fewer trips on the roadway network today than there were in 2007. This is not unusual and it has been picked up at count stations countywide. It results from a combination of factors, mainly tied to the economic climate. But in its most basic form there are fewer jobs and therefore fewer trips. Actual traffic count sheets are in Appendix 2.

TABLE A2

#### Sonesta at Key Biscayne - New Alternative Site Plan

Growth Rate (Based on MDC Traffic Count Station 9136)

Roadway: Crandon Boulevard - Key Biscayne

Location: N/O Harbor Dr to Bear Cut

Count Station: 9136

Year	Total Trips	Total Growth	Number of Years	Growth / Yr	Annual Growth Rate	Percent Change
2007	2,748	-530	3	-176.6666667	-6.89%	-19.29%
2010	2,218					

**THE CORRADINO GROUP**  
 Former Sonesta at Key Biscayne Traffic Impact Analysis

Appendix A – Trip Generation Data

Summary of Trip Generation Calculations  
 For 174 Existing Units of High Rise Residential Units  
 June 27, 2013

**10252**

	Average Rate	Standard Deviation	Adjusted Factor	Units Total
Key Biscayne 2 day Volume	4.18	1.58	1.00	731
5:5 AM Peak Hour Enter	0	0.00	1.00	0
5:5 AM Peak Hour Exit	0.28	0.00	1.00	51
5:5 AM Peak Hour Total	0.28	0.00	1.00	51
1:0 PM Peak Hour Enter	0.11	0.00	1.00	37
1:0 PM Peak Hour Exit	0.14	0.00	1.00	25
1:0 PM Peak Hour Total	0.25	0.00	1.00	62
AM PM Hr. Generator, Enter	0.06	0.00	1.00	9
AM PM Hr. Generator, Exit	0.28	0.00	1.00	43
AM PM Hr. Generator, Total	0.34	0.00	1.00	52
PM PM Hr. Generator, Enter	0.25	0.00	1.00	40
PM PM Hr. Generator, Exit	0.12	0.00	1.00	18
PM PM Hr. Generator, Total	0.37	0.00	1.00	58
Saturday 2 day Volume	4.33	2.11	1.00	754
Saturday Peak Hour Enter	0.15	0.00	1.00	23
Saturday Peak Hour Exit	0.18	0.00	1.00	27
Saturday Peak Hour Total	0.33	0.00	1.00	50
Sunday 2 day Volume	4.42	1.88	1.00	772
Sunday Peak Hour Enter	0.16	0.00	1.00	25
Sunday Peak Hour Exit	0.14	0.00	1.00	22
Sunday Peak Hour Total	0.30	0.00	1.00	47

Note: A zero indicated no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 9th Edition 2008.

TRIP GENERATION BY DISCIPLINE

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

Summary of Trip Generation Calculations  
 For 1,400 H.S.U. of Health Fitness Club  
 June 27, 2012

13-472

	Average Rate	Standard Deviation	Adjustment Factor	Trips/Day 10-1000
Avg Weekday, 7 Day Volume	12.83	0.00	1.00	96
7-9 AM Peak Hour Enter	2.87	0.00	1.00	1
7-9 AM Peak Hour Exit	1.76	0.00	1.00	1
7-9 AM Peak Hour Total	1.38	1.11	1.00	1
1-4 PM Peak Hour Enter	1.11	0.00	1.00	1
1-4 PM Peak Hour Exit	1.02	0.00	1.00	1
1-4 PM Peak Hour Total	1.53	2.00	1.00	1
AM 15 Hr. Generator Enter	0.59	0.00	1.00	1
AM 15 Hr. Generator Exit	0.00	0.00	1.00	1
AM 15 Hr. Generator Total	1.41	1.50	1.00	2
PM 15 Hr. Generator Enter	1.00	0.00	1.00	1
PM 15 Hr. Generator Exit	1.00	0.00	1.00	1
PM 15 Hr. Generator Total	1.04	2.00	1.00	1
Saturday, 7 Day Volume	21.87	0.00	1.00	29
Saturday Peak Hour Enter	1.23	0.00	1.00	2
Saturday Peak Hour Exit	1.03	0.00	1.00	2
Saturday Peak Hour Total	1.76	0.00	1.00	1
Sunday, 7 Day Volume	26.73	0.00	1.00	17
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	2.47	0.00	1.00	1

Note: A zero indicates no data available  
 Source: Institute of Transportation Engineers  
 Trip Generation, 6th Edition, 2008.

TRIP GENERATION BY MICROGRADE

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

Summary of Trip Generation Calculation  
 For 50 Seats of Quality Restaurant  
 June 27, 2011

			UIC 95%	
	Average Rate	Standard Deviation	Adjustment Factor	Primary Volume
Avg. Weekday 2-Way Volume	2.66	1.96	1.00	942
7 a AM Peak Hour Enter	0.60	0.60	1.00	0
7 a AM Peak Hour Exit	0.60	0.60	1.00	0
7 a AM Peak Hour Total	1.04	0.18	1.00	2
4 p PM Peak Hour Enter	0.47	0.60	1.00	5
4 p PM Peak Hour Exit	0.69	0.60	1.00	5
4 p PM Peak Hour Total	0.74	0.52	1.00	14
AM Pk Hr. Generator, Enter	0.11	0.00	1.00	0
AM Pk Hr. Generator, Exit	0.08	0.00	1.00	0
AM Pk Hr. Generator, Total	0.15	0.11	1.00	0
PM Pk Hr. Generator, Enter	0.14	0.00	1.00	0
PM Pk Hr. Generator, Exit	0.12	0.00	1.00	0
PM Pk Hr. Generator, Total	0.20	0.56	1.00	10
Saturday 2-Way Volume	2.81	2.05	1.00	146
Saturday Peak Hour Enter	0.19	0.00	1.00	10
Saturday Peak Hour Exit	0.14	0.00	1.00	0
Saturday Peak Hour Total	0.23	0.58	1.00	10
Sunday 2-Way Volume	2.15	1.76	1.00	112
Sunday Peak Hour Enter	0.15	0.00	1.00	0
Sunday Peak Hour Exit	0.09	0.00	1.00	0
Sunday Peak Hour Total	0.24	0.50	1.00	12

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2000.

TRIP GENERATION BY MICROGRAMS

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

**Table 2-1 Project Trip Generation**  
 Project Description Sonesta Key Biscayne Resort : AM Peak Hour

**TRIP GENERATION RATES -- Existing and Proposed Land Uses**

**EXISTING -- AM**

ITE Land Use	ITE LU Code	# of Units OR 1000 Sq Ft	AM Trip Rate	In %	Out %	Total AM Trips Vph	IN- AM Vph	Out- AM Vph
Hotel	310	292 000	0.67	0.58	0.42	196	114	82
Retail (1)	814	1,613	0.93	0.44	0.56	2	1	1
Restaurant (2)	931	5,720	0.41	0.67	0.33	2	1	1
Bar - Lounges (3)	936	3,820	0.00	0.00	0.00	0	0	0
Spa - Health - Fitness (4)	492	8,500	0.61	0.42	0.58	5	2	3
Tennis Courts (4)	450	10,000	0.84	0.50	0.50	8	4	4
Meeting Rooms (5)	710	16,260	0.78	0.68	0.12	13	11	2
<b>Total Trips</b>						<b>226</b>	<b>133</b>	<b>93</b>

**PROPOSED -- AM**

ITE Land Use	ITE LU Code	# of Units OR 1000 Sq Ft	AM Trip Rate	In %	Out %	Total AM Trips Vph	IN- AM Vph	Out- AM Vph
Residential Condos	232	165 000	0.34	0.19	0.81	56	11	45
Retail (1)	814	1,613	0.93	0.44	0.56	2	1	1
Restaurant (2)	931	3,000	0.41	0.67	0.33	2	1	1
Bar - Lounges (3)	936	1,342	0.00	0.00	0.00	0	0	0
Spa - Health - Fitness (4)	492	15,108	0.61	0.42	0.58	9	4	5
Tennis Courts (4)	490	2,000	0.84	0.50	0.50	2	1	1
Meeting Rooms (5)	710	4,000	0.78	0.88	0.12	3	2	1
<b>Total Trips</b>						<b>74</b>	<b>19</b>	<b>55</b>

**Difference between Existing and Proposed Land Uses -- AM**

	Total AM	IN- AM	Out- AM
Existing	226	133	93
Proposed	74	19	55
<b>DIFFERENCE</b>	<b>152</b>	<b>114</b>	<b>38</b>
% Reduction from existing	67%	86%	41%

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

Table 2-2 Project Trip Generation  
 Project Description Sonesta Key Biscayne Resort PM Peak Hour

TRIP GENERATION RATES - - Existing and Proposed Land Uses

EXISTING - - PM

ITE Land Use	ITE LU Code	# of Units QR 1000 Sq Ft	PM Trip Rate	In %	Out %	Total PM Trips Vph	IN - PM Vph	Out - PM Vph
Hotel	310	292,000	0.79	0.49	0.51	284	100	184
Retail (1)	814	1,615	0.93	0.44	0.55	2	1	1
Restaurant (2)	031	5,710	3.83	0.67	0.33	22	15	7
Bar - Lounges (3)	036	3,820	5.87	0.65	0.34	22	15	7
Spa - Health - Fitness (4)	492	8,500	2.03	0.51	0.49	17	9	8
Tennis Courts (5)	490	10,000	1.94	0.50	0.50	19	10	9
Meeting Rooms (6)	710	18,200	0.75	0.17	0.83	12	2	10
						0	0	0
						0	0	0
Total Trips						238	157	146

PROPOSED - - PM

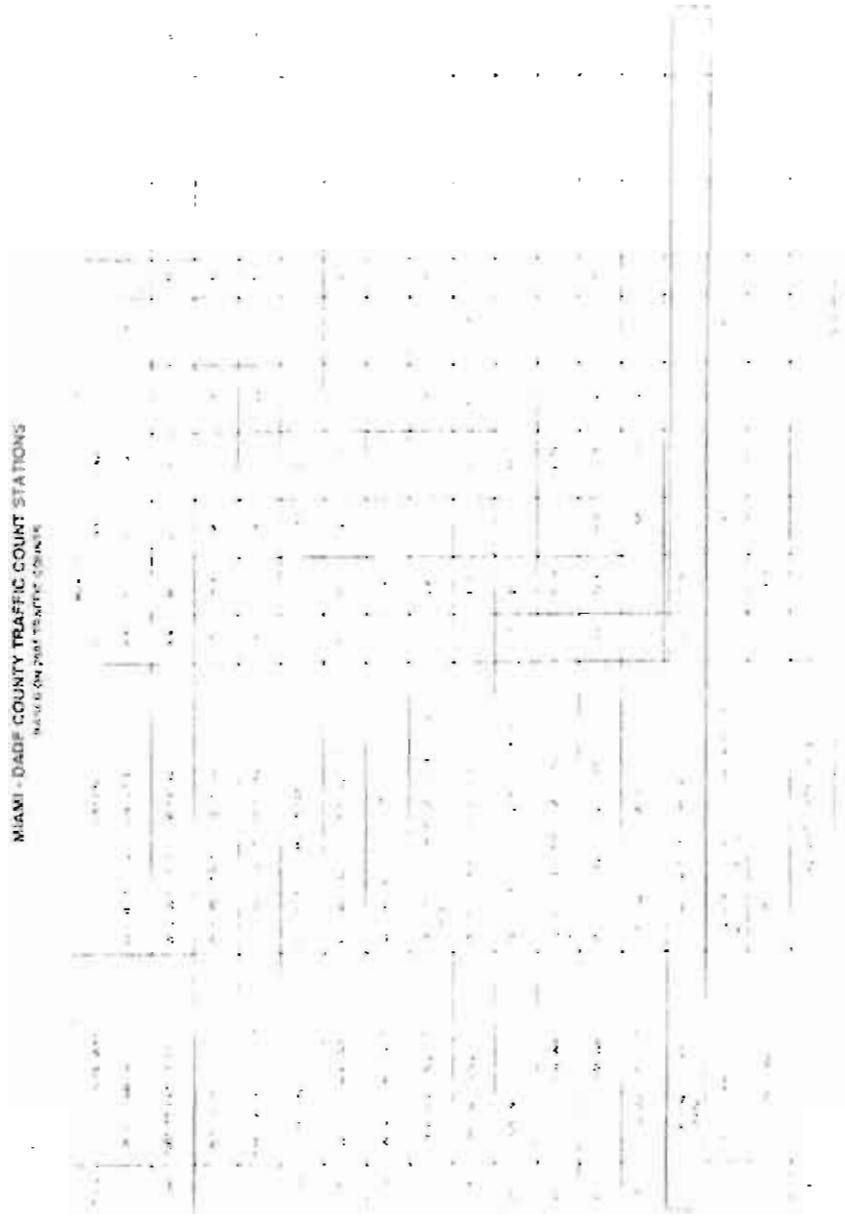
ITE Land Use	ITE LU Code	# of Units QR 1000 Sq Ft	PM Trip Rate	In %	Out %	Total PM Trips Vph	IN - PM Vph	Out - PM Vph
Residential/Condos	232	185,000	0.36	0.82	0.38	59	37	22
Retail	814	1,613	0.93	0.44	0.65	2	1	1
Restaurant (2)	031	3,000	3.80	0.67	0.33	11	7	4
Bar - Lounges	036	1,342	5.57	0.65	0.34	5	5	3
Spa - Health - Fitness (4)	492	15,406	2.03	0.51	0.49	31	16	15
Tennis Courts (4)	490	2,000	1.94	0.50	0.50	4	2	2
Meeting Rooms (5)	710	4,000	0.75	0.17	0.83	3	1	2
						0	0	0
						0	0	0
Total Trips						118	68	50

Difference between Existing and Proposed Land Uses - - PM

	Total PM	IN - PM	Out - PM
Existing	238	152	146
Proposed	118	68	50
DIFFERENCE	120	84	96
% Reduction from existing	60%	55%	66%

**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

Appendix 2 – Traffic Counts



**THE CORRADINO GROUP**  
**Former Sonesta at Key Biscayne Traffic Impact Analysis**

**MIAMI - DADE COUNTY TRAFFIC COURT STATIONS**  
BASED ON 2014 TRAFFIC COUNTS

TRF	SECTION	SECTION	ST	LOS	TRAF	TRAF	TRAF	TRAF	TRAF	TRAF
1	101	101	101	101	101	101	101	101	101	101
2	102	102	102	102	102	102	102	102	102	102
3	103	103	103	103	103	103	103	103	103	103
4	104	104	104	104	104	104	104	104	104	104
5	105	105	105	105	105	105	105	105	105	105
6	106	106	106	106	106	106	106	106	106	106
7	107	107	107	107	107	107	107	107	107	107
8	108	108	108	108	108	108	108	108	108	108
9	109	109	109	109	109	109	109	109	109	109
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12	112	112	112	112	112	112	112	112	112	112
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15	115	115	115	115	115	115	115	115	115	115
16	116	116	116	116	116	116	116	116	116	116
17	117	117	117	117	117	117	117	117	117	117
18	118	118	118	118	118	118	118	118	118	118
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20	120	120	120	120	120	120	120	120	120	120
21	121	121	121	121	121	121	121	121	121	121
22	122	122	122	122	122	122	122	122	122	122
23	123	123	123	123	123	123	123	123	123	123
24	124	124	124	124	124	124	124	124	124	124
25	125	125	125	125	125	125	125	125	125	125
26	126	126	126	126	126	126	126	126	126	126
27	127	127	127	127	127	127	127	127	127	127
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30	130	130	130	130	130	130	130	130	130	130
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42	142	142	142	142	142	142	142	142	142	142
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72	172	172	172	172	172	172	172	172	172	172
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74	174	174	174	174	174	174	174	174	174	174
75	175	175	175	175	175	175	175	175	175	175
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77	177	177	177	177	177	177	177	177	177	177
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79	179	179	179	179	179	179	179	179	179	179
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89	189	189	189	189	189	189	189	189	189	189
90	190	190	190	190	190	190	190	190	190	190
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93	193	193	193	193	193	193	193	193	193	193
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95	195	195	195	195	195	195	195	195	195	195
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98	198	198	198	198	198	198	198	198	198	198
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DATE: 08/11/2014

TIME: 10:00 AM

USER: J. CORRADINO

PROJECT: FORMER SONESTA AT KEY BISCAIYNE

FILE: TRAFFIC COURT STATIONS

PRINTED: 08/11/2014 10:00 AM

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