MINUTES

HOTEL RESORT ZONING WORKSHOP
KEY BISCAYNE, FLORIDA

TUESDAY, JANUARY 16, 2007

COUNCIL CHAMBER
560 CRANDON BOULEVARD

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

Silvia Vargas with WRT made the presentation to the Council.

The Council retained WRT, LLC. to conduct an evaluation of the suitability of current land development regulations applicable in the Hotel-Resort Zoning District, which encompasses the sites of the former Sonesta Beach Resort and the Silver Sands Beach Resort. WRT was charged to conduct an objective analysis of the existing zoning and of two current proposals, which include a redevelopment application for the Sonesta site and alternative regulations for the HR resort introduced by a resident group, in order to allow all parties involved to understand the differences between, and ramifications of, the various proposals.

The analysis focuses on the regulatory criteria of setbacks, height, bulk, density and intensity. Issues pertaining to uses, buffers, parking, and on-site circulation are considered to the extent that they are interconnected to the density and dimensional regulations. Ultimately, the intent of this analysis is to develop a set of preliminary recommendations for development guidelines applicable to the HR district that are reasonable given the site context.

The Council reviewed the WRT Report and provided for public input.

Carlos Deschapelles, 390 Atlantic Road; Michael Kelly, 395 Gulf Road; Hector Formoso-Murias, 471 N. Mashta Drive; Charles Viscito, 141 Crandon Boulevard; Max Puyanic, 480 S. Mashta Drive; Carlos de la Cruz, S. Mashta Drive; Julio Padilla, 325 Atlantic Road; Illyse Kelly, 395 Gulf Road; Gustavo Maurizio, 100 Ocean Lane Drive; Carter McDowell, Attorney representing the owners of the Sonesta property addressed the Council.

The meeting was adjourned at 9:20 p.m.

***Respectfully submitted:***

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

***Approved this __ day of _____, 2007:***

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***Robert L. Vernon***
***Mayor***

***IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.***