

The City of Aventura



19200 West Country Club Drive Aventura, FL

City Commission Workshop Meeting

November 14, 2013
9:00 A.M.

Executive Conference Room

AGENDA

1. *Farmers Market Proposal (City Manager)**
2. *Evaluation and Appraisal Report Notification (City Manager)**
3. *2014 Meeting Schedule (City Manager)**
4. *Annual Selection of Representative to the Miami-Dade County League of Cities (City Manager)*
5. *Adjournment*

*** Back-up Information Exists**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 305-466-8901, not later than two days prior to such proceeding.

CITY OF AVENTURA

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: City Commission

FROM: Eric M. Soroka, ICMA-CM, City Manager 

DATE: November 6, 2013

SUBJECT: **Proposed Farmers Market**

BACKGROUND

Members of the Community Services Advisory Board recently discussed the possibility of establishing a Farmers Market in the City. In fact, at the last meeting, one of the members was tasked with reviewing Farmers Markets in the area and report back to the Board. Since that meeting, the City was approached by Green Market Events (Jason Hershin) which is a company that provides Green Farmers Markets for Coral Springs, West Boca, Jupiter and Gulfstream Park. They wish to replace their Gulfstream Park location by relocating to Aventura.

Staff and I met with the company and looked at various locations in the City and we agreed Founders Park South would be the ideal location with ample parking close by. Attached is the proposal they provided to the City. The company is called Whoduz, Inc. and is located in Boca Raton. We contacted the City of Coral Springs and their Parks and Recreation Director who were very pleased with the Market and their impacts on the community.

The Green Farmers Market is tantamount to a limited, special purpose fair.

If the City Commission wishes to proceed with the concept of a Farmers Market to be located in Founders Park South, it is recommended that the following course of action be authorized:

1. Issue a Special Events Permit for a Green Farmers Market with Whoduz, Inc. beginning December 15, 2013 through February 4, 2014. Due to the time constraints, a formal agreement which will replace or supplement and formalize the temporary permit process, will be presented to the City Commission for approval at the February Commission Meeting. The formal agreement will provide for the period of time to extend to May 28, 2014 as a temporary permit for the Farmers Market.
2. Allow the Green Farmers Market to operate based on the Temporary Special Events Permit's General Conditions attached hereto.

If you have any questions, please feel free to contact me.

EMS/act

Attachment

CCO1827-13

Temporary Special Event Permit
Green Farmers Market General Conditions

- The parties agree that **WHODUZ, INC.** shall conduct a Green Market to be held in the Southern portion of Founders Park located on NE 190th street. Said property is to be used for the sole purpose of conducting the Green Market and for no other purpose whatsoever without the written consent of CITY.
- **WHODUZ, INC.** is authorized to conduct the Green Market on the premises and the same may be open to the public on Sundays from 9 a.m. to 2:30 p.m. beginning December 15, 2013 thru February 4, 2014. The use of the premises shall only be effective beginning two (2) hours prior to the commencement of the event each designated Sunday and terminate two (2) hours after completion of the event. City staff will inspect grounds for any damages caused by Green Market with **WHODUZ, INC.** staff immediately after each use.
- Any change of dates or times must be approved by the City Manager or his designee. From time to time, the CITY may need to utilize the property for other activities; however, **WHODUZ, INC.** shall be provided at least fourteen (14) day notice should a conflict arise.
- **WHODUZ, INC.** shall obtain Special Events Permit approval from the City Manager prior to December 15, 2013.
- The parties acknowledge and agree that the Green Market shall be owned and operated by **WHODUZ, INC.** **WHODUZ, INC.** shall provide on-site supervision and be on site during market set-up, operation, breakdown and cleanup. **WHODUZ, INC.** shall propose rules and regulations for the Green Market, with said rules and regulations being approved by City Manager. **WHODUZ, INC.** shall actively recruit to ensure a variety of products for sale.
- As consideration for the use and occupancy of the premises, **WHODUZ, INC.** shall pay the CITY one hundred dollars (\$100.00) per month for each month of operation to be paid on or before the 15th of the following month.
- CITY'S Police Department shall provide, at the sole expense of **WHODUZ, INC.**, off-duty police officers and/or traffic enforcement specialists, as deemed appropriate by the Police Department, for on-site and off-site security and traffic control at the event during all operating hours.
- The parties acknowledge and agree that the property and parking lot at Founders Park South, the Government Center parking lot and garage may be utilized by **WHODUZ, INC** solely for parking purposes only. All vendor vehicles shall be parked at the Government Center Garage. Founders Park North parking lot shall be available to City residents (with proper ID) who are visiting the Green Market.
- All signage shall be approved by the City Manager who shall coordinate timely review and processing of a permit for the installation of temporary signs in the park and adjacent rights-of-way.
- **WHODUZ, INC** may not charge an admission fee to the Green Market; however, this provision does not preclude charging vendors for the applicable space.
- **WHODUZ, INC** shall be responsible for all set up, maintenance and cleanup of event area and surrounding park and parking lot. All services, staffing, equipment, facilities, consumables, supplies and other items which are either necessary or

incidental to the event and that are not expressly specified in this agreement shall be provided by or through **WHODUZ, INC**, at their sole expense. **WHODUZ, INC** shall have the sole responsibility for any financial commitments or obligations arising out of this event. **WHODUZ, INC.** shall be held solely financially responsible for all damages to the park arising out or from the Green Market.

- **WHODUZ, INC** and its agents, employees and independent contractors shall, at all times, strictly comply with the trade and safety standards for the operation of attractions and temporary structures. **WHODUZ, INC** shall submit to CITY not later than two (2) calendar days prior to commencement of the event, all copies of operating permits and certificates issued by the State of Florida, Department of Agriculture and Consumer Services. **WHODUZ, INC** shall ensure that such operating permit is displayed at a conspicuous place. The Premises shall be maintained by **WHODUZ, INC** in the original condition except for normal wear and tear. Any damage to these areas shall be repaired by **WHODUZ, INC**. This includes, but is not limited to, asphalt and plant material.
- No flea market or carnival type vendors will be allowed, no sun glasses, or clothes. All crafts and or jewelry have to be art and be handmade and homemade. No used or refurbished clothing or products. Ninety percent of the vendors are to be food, healthy, related to a green market.
- **WHODUZ, INC** shall provide general liability insurance in the amount of \$2,000,000, workers compensation insurance and commercial automobile in a form acceptable to the City Attorney and City Manager. All liability insurance policies shall specifically provide that the CITY is additional named insured with respect to the required coverages and the operations of **WHODUZ, INC.**
- No animals shall be allowed on the premises of the park other than a service animal defined in Section 413.08 (1) (d), F.S.

Potential location: FOUNDERS PARK SOUTH,

EACH SUNDAY FROM 9AM- 3 PM, STARTING DEC 15- THROUGH MAY 28, THEN RETURNING OCT 2014

POTENTIAL HIGH END PRODUCE, JUICES, FOODS, BAKERIES, GLUTEN FREE, VEGAN HEALTHY RELATED VENDORS ALL SELF CONTAINED. EACH VENDOR IS FULLY LICENSED AND INSURED

CORPORATION LIABILITY HAS A UMBRELLA ABOVE THE VENDORS, COVERAGE AT 2 MILLION, CITY AND OR AGENCIES WILL BE LISTED AS ADDITIONALLY INSURED PER YOUR DIRECTION

WHODUZ INC DBA SHOPGREENMARKETS.COM

BASED IN BOCA RATON, 3003 YAMATO RD C-8 #1071 BOCA RATON FLA 33433

561 929 0237

WHODUZ@GMAIL.COM WWW.SHOPGREENMARKETS.COM

OUR COMPANY HANDLES ALL SET UP, MAINTENCE, AND CLEAN UP OF EVENT AND SURROUNDING PARK AND PARKING LOT.

THE GOAL OF OUR COMPANY IS TO PROVIDE A COMMUNITY WITH A FAMILY FRIENDLY, SAFE, FUN LOCATION TO PURCHASE ONE OF A KIND GREAT HEALTHY FOOD FINDS EVERY WEEK IN A GREAT SURROUNDING ATMOSPHERE. NO PETS ALLOWED

CURRENTLY OPERATE THE WEST BOCA MEGA GREEN MARKET, CORAL SPRINGS MEGA GREEN MARKET, HALLANDALE BEACH GREEN MARKET, JUPITER MEDICAL CENTER MARKET, ACERAGE MEGA GREEN MARKET.

NO FLEA MARKET VENDORS WILL BE ALLOWED, NO SUN GLASSES, OR CLOTHES. ALL CRAFTS AND OR JEWELRY HAVE TO BE ART AND BE HANDMADE AND HOMEMADE. NO USED OR REFURBISHED CLOTHING OR PRODUCTS. 90% OF THE VENDORS ARE TO BE FOOD, HEALTHY, RELATED TO A GREEN MARKET.

OUR COMPANY WILL HANDLE PARKING DETAIL AND SIGNAGE FOR PARKING AS WELL AS DIRECTIONAL SIGNAGE TO THE MARKET FROM PARKING AREA. ALL VENDORS VEHICLES WILL BE PARKED AT THE GARAGE SITE.

CONTRACT FOR THE CITY ATTORNEY TO ALTER DETAILS PERTAINING TO THE CITY IF DESIRED

CITY OF AVENTURA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: City Commission

FROM: Eric M. Soroka, ICMA-CM
City Manager

BY: Joanne Carr, AICP
Community Development Director

DATE: November 4, 2013

SUBJECT: Evaluation & Appraisal of City's Comprehensive Plan

November 14, 2013 City Commission Workshop

Section 163.3191 of the Florida Community Planning Act requires that at least once every seven years, each local government shall evaluate its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in State requirements and changes in local conditions since the last update of the Comprehensive Plan, and to notify the State land planning agency as to its determination. If the local government determines that changes are necessary, the City is required to notify the State land planning agency by letter on or before the date listed on the Evaluation and Appraisal Notification Schedule. The City is then required to prepare and transmit those amendments to the State within one year.

The City's Comprehensive Plan was adopted in December of 1998. The first Evaluation and Appraisal Report was adopted in November of 2005. Amendments recommended by that report were adopted in January of 2007 and were found in compliance by the State in March of 2007.

According to the Evaluation and Appraisal Notification Schedule issued by the State, our City's notification letter to the State land planning agency, as to whether changes to the Comprehensive Plan are determined to be necessary, is due on January 1, 2014.

BACKGROUND

The City's Comprehensive Plan is the general plan guiding development. It contains ten elements, each with goals, objectives and policies which reflect the City's vision for its future and how it will meet the needs of existing and future residents, visitors and businesses. The elements are:

- Future Land Use
- Transportation
- Parks and Recreation
- Housing
- Infrastructure
- Capital Improvements
- Intergovernmental Co-ordination
- Conservation & Coastal Management Element
- Redevelopment Element
- Education Element

These elements are the traditional and required elements of a Comprehensive Plan as established by the Community Planning Act. In order to approve any development, it must be found to be consistent with the goals, objectives and policies of the elements.

In 2011, there was a major re-write of the State's growth management legislation within the Community Planning Act. The major change was to allow more discretion to local governments in determining whether they need to update their local Plan. Local plans are no longer reviewed for compliance with the State Comprehensive Plan. The State still requires that each local government adopt and update a Comprehensive Plan which includes the required elements, however, the amended regulations provide that the only public facilities and services subject to mandatory concurrency on a statewide basis are sanitary sewer, solid waste, drainage and potable water. This is a change from the prior legislation that also required compliance with levels of service for traffic, mass transit, parks and recreation and education and concurrency programs for these services and facilities are now optional. Our City's Comprehensive Plan does require compliance with levels of service for all of the required facilities and services, as well as for the facilities and services for which concurrency programs are now optional.

Rule 9J5 of the Florida Administrative Code was repealed and sections of the former rule are now incorporated into Chapter 163, Part II, of the Community Planning Act. The City is no longer required to submit the lengthy, policy-by-policy Evaluation and Appraisal Report to the State for sufficiency determination. Instead, the City can determine whether updates are necessary and if so determined, notify the State land planning agency by letter of the changes that are proposed. The Comprehensive Plan amendments must be prepared and transmitted to the State within one year of the notification letter. The amendments will be reviewed by the State in the same manner as any other text amendments to the Comprehensive Plan.

RECOMMENDED UPDATES TO THE COMPREHENSIVE PLAN

Staff has reviewed the Comprehensive Plan and recommends changes to the Plan to reflect changes in State law since our last update in 2007, to update the map series in the Plan and to add new policies to our Intergovernmental Coordination Element and to our Housing Element to support ongoing Federal, State, County and local initiatives on climate change, sustainability and resilient communities.

The following administrative updates are recommended:

- i. The preface to the Plan should be updated to reflect current acreages in different land uses, to update monthly and total ridership on the Aventura Express bus system, to include three new parks; on NE 213 Street and on NE 188 Street, and to update housing data.
- ii. The evaluation and appraisal procedures in the Land Use Element should be updated to reflect the new requirements of the Community Planning Act.
- iii. Our Comprehensive Plan has many references to Rule 9J5, which has now been repealed. Those references should be deleted.
- iv. The vacant land map in our Future Land Use Element should be updated to reflect the current status of development.
- vi. The map series in the Transportation Element should be updated to reflect planning periods.
- vii. The map series in the Education Element should be updated to reflect existing and planned public schools.
- vii. All specific dates in the Plan should be revised to reflect the 10 and 20 year planning horizon of the Plan.

The following text amendments are recommended:

Staff recommends that the City add a new policy to our Intergovernmental Coordination Element to confirm that the City will coordinate with and participate in Federal, State, County and local initiatives on climate change, sustainability and resilient communities.

To complement the policy addition to the Intergovernmental Coordination Element recommended above, staff recommends that the City add a new policy to our Housing Element to encourage the green building practices embodied in Article VI of Chapter 14 of the City Code.

Staff does not recommend any changes to our concurrency requirements, that is, that the City not delete the now-optional level of service compliance for concurrency for transportation, education, mass transit or parks and recreation.

At the City Commission's direction, staff will notify the State Planning Agency of its determination that changes are necessary to the City's Comprehensive Plan. Staff will also draft the amendments to the text of the Comprehensive Plan for consideration by the City Commission.



COMMISSION MEETING SCHEDULE

January Commission Meeting	January 7, 2014	6:00 P.M.
January Workshop Meeting	January 16, 2014	9:00 A.M.
February Commission Meeting	February 4, 2014	6:00 P.M.
February Workshop Meeting	February 20, 2014	9:00 A.M.
March Commission Meeting	March 4, 2014	6:00 P.M.
March Workshop Meeting	March 17, 2014	9:00 A.M.
April Commission Meeting	April 1, 2014	6:00 P.M.
April Workshop Meeting	April 17, 2014	9:00 A.M.
May Commission Meeting	May 6, 2014	6:00 P.M.
May Workshop Meeting	May 22, 2014	9:00 A.M.
June Commission Meeting	June 3, 2014	6:00 P.M.
June Workshop Meeting	June 19, 2014	9:00 A.M.
July Commission Meeting	July 8, 2014	6:00 P.M.
July Workshop Meeting	July 17, 2014	9:00 A.M.
August	NO MEETINGS	
September Commission Meeting	September 2, 2014	6:00 P.M. **
September Workshop Meeting	September 18, 2014	9:00 A.M. **
October Commission Meeting	October 7, 2014	6:00 P.M.
October Workshop Meeting	October 16, 2014	9:00 A.M.
November Commission Meeting	November 12, 2014	6:00 P.M.
November Workshop Meeting	November 20, 2014	9:00 A.M.
December	NO MEETINGS	

** Two Budget Public Hearings to be held in September will be scheduled in July.

Workshop Meetings are held in the 5th floor Executive Conference Room
Commission Meetings are held in the Commission Chamber on the 2nd Floor.

Aventura Government Center, 19200 W. Country Club Drive, Aventura, FL 33180