

# The City of Aventura



19200 West Country Club Drive Aventura, FL

# City Commission Workshop Meeting

September 18, 2014  
Immediately following 9 AM Commission Meeting  
Executive Conference Room

## AGENDA

1. ***Request of Clear Channel to modify Condition 5 of Resolution No. 2003-06 to extend the time for use of the billboard from January 6, 2015 to January 6, 2020 (City Manager) \****  
Future Action Required: Resolution
2. ***Request to Modify Park Square Conditional Use Approval (City Manager)\****  
Future Action Required: Resolution
3. ***Request of Gulfstream Park to Amend 2006 Development Agreement Concerning NE 213 St Entrance\****
4. ***CBS Outdoor Request to Amend LDRs to Allow Digital Billboards (City Manager)\****
5. ***Founders Day Update (City Manager)***
6. ***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: September 4, 2014

SUBJECT: **Request of Clear Channel Outdoor to Modify Condition 5 Of Resolution No. 2003-06 to Extend the Time for Use of the Billboard from January 6, 2015 to January 6, 2020**

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In 2003, the City Commission granted a variance to Clear Channel Outdoor from the City's Land Development Regulations to allow modification to a billboard located on the east side of the FEC railway tracks south of Ives Dairy Road. The Variance was granted based on the applicant removing two (2) other billboards located in the City and agreeing not to install any other. Also, the applicant agreed to remove the billboard in January 2015. As you are aware, our Land Development Regulations prohibit billboards and grandfather in those billboards that remained in the City in 1999.

In 2005, the City Commission modified certain conditions in the original Variance to allow the applicant to advertise on the southernmost west sign of its billboard. That same year the City entered into an Agreement with Clear Channel which provided that 50% of all net revenue received from the use of the southernmost billboard be payable to the City to be used at the Charter School.

In 2007, the City Commission voted to modify the Agreement to allow Clear Channel to utilize the billboard previously containing the "Welcome to the City of Aventura" sign to be used for commercial advertising purposes. As part of the modification, the City was to receive at least \$150,000 of the annual revenues.

Currently, ACES received approximately \$198,000 in revenues from the various agreements.

Clear Channel has requested that the City extend the time on the original Variance set to expire in January 2015 to January 2020.

It is recommended that the City Commission approve the request to extend the time.

EMS/act

CCO1855-14

**CITY OF AVENTURA**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission

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

DATE: September 4, 2014



SUBJECT: **Park Square Request to Modify Conditional Use Approval Condition I**

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Representatives from the Park Square project located on the south side of N.E. 207<sup>th</sup> Street between N.E. 29<sup>th</sup> Avenue and N.E. 30<sup>th</sup> Avenue have requested a modification to Condition I of the Conditional Use Approval granted by the City Commission on April 1, 2014.

The applicant is requesting the following modification as the current condition is affecting the ability to proceed with the development:

The applicant shall obtain building permits for all buildings within the proposed development within 24 months of the date of the approving resolution, failing which ~~this approval shall be void~~ no new building permits may thereafter be issued for buildings for which permits were not timely obtained, unless the condition is modified by the City Commission after public hearing. The applicant may request one six month extension of time to obtain building permits and the City Commission may, by resolution or motion, grant such extension of time upon a showing of good cause by the applicant.

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

EMS/act

CCO1854-14

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE  
CITY OF AVENTURA, FLORIDA, THAT:**

**Section 1.** Application for Conditional Use to permit heights greater than 4 stories or 50 feet; to permit driveway separations with less than 150 feet of landscaped frontage and to permit allocation of interior spaces other than those permitted in Section 31-145(d)(8) of the City Code for the Park Square mixed-use project on the south side of NE 207 Street between NE 29 Avenue and NE 30 Avenue and more particularly described in Exhibit "A" to this Resolution is hereby granted subject to the following conditions:

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1. The applicant shall obtain building permits for all buildings within the proposed development within 24 months of the date of the approving resolution, failing which this approval shall be void. The applicant may request one six month extension of time to obtain building permits and the City Commission may, by resolution or motion, grant such extension of time upon a showing of good cause by the applicant.
  2. No Temporary Certificate of Occupancy or final Certificate of Occupancy shall be issued for any individual building within the development until such time as building permits for all buildings within the development have been issued by the City and construction of those buildings has commenced, provided that the City Manager is authorized to release this condition if the applicant demonstrates to the City Manager's satisfaction that this condition will prevent financing of the development components.
  3. No building permit will be issued by the City for the residential/general office building portion of this development until the City has issued building permits for the west garage/medical office component and the City has issued building permits for either the assisted living facility or the hotel component.
  4. Plans shall substantially comply with those submitted, as follows:
    - "Park Square Aventura", Cover Sheet, prepared by Zyscovich Architects, dated March 18, 2014.
    - "Park Square Aventura", Sheet G-00, Location Map and Index, prepared by Zyscovich Architects, dated, signed and sealed March 18, 2014.

# GULFSTREAM

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September 9, 2014

Eric Soroka, ICAM-CM  
City of Aventura  
19200 W. Country Club Drive  
Aventura, FL 33180

Re: 213<sup>th</sup> Street Opening: Development Agreement Conditions

Dear Eric:

As you know, the Gulfstream Park Development Agreement with the City of Aventura stipulates certain conditions regarding the opening and closing of the 213<sup>th</sup> Street gate. Presently, the opening times are approved for racing weekend and holidays only. This condition is fully excerpted below:

14. Conditions, Terms or Restrictions Deemed Necessary by Local Government for Public Health, Safety and Welfare. Vehicular access (other than as may be required by government for emergency vehicles) to and from Developer's Hallandale Beach DRI Lands and the Gulfstream Park Tract to N.E. 213th Street on and after the date the first temporary certificate of occupancy is issued for a residential building constructed on the Adjacent Property shall be prohibited, provided, however, that until such access is permanently prohibited as set forth above, vehicular access to the Gulfstream Park Tract from N.E. 213th Street shall be permitted on an interim basis subject to the following restrictions: (i) access by the public shall be restricted to weekends and holidays on which horse racing events are scheduled at Gulfstream Park, (ii) after the execution of a mutually acceptable construction phasing plan, access on all other days shall be restricted to construction vehicles, provided that such access shall be permitted only until such time as construction of the renovation and expansion of the improvements to the Clubhouse and the Slot Facility Building now or hereafter located on the Gulfstream Park Tract is completed, and (iii) at no time shall vehicular access from N.E. 213th Street to Developer's Hallandale Beach DRI Land be permitted for any purpose (other than as may be required by the government for emergency access).

In the last year Gulfstream has expanded its racing operations to include year round racing. As the attached schedule shows, we are presently racing from Thursday thru Sunday on the days indicated thereon. We would like to request that the Agreement be amended to adjust the openings to the specific racing days indicated thereon. Note that the number of days should be consistent with the calendar for the year 2014-2015. This will change annually and although we expect the number of days to remain constant the actual dates will be adjusted per the calendar. In accordance with your request, we have

Eric Soroka, IMCA-CM  
September 9, 2014  
Page 2

contacted Kimley Horn to conduct a review of the proposed opening changes to access what impacts, if any, might result. Based on our current traffic during racing weekend days, we believe that this change should be nominal.

We would, therefore, like to request that you put this item forward for upcoming discussion at your workshop on September 18, 2014. I would, of course, be happy to meet with you and your staff prior to the City Commission meeting once we have the results from Kimley Horn.

Thank you for your consideration.

Sincerely,



Jan C. Hansen, AICP

cc: Michael Fuchek  
Tim Ritvo  
Enc.

WinCalendar	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 OPRA	2	3	4 Independence Day GTARP	5 GTARP - C
Jul 2014	6 GTARP	7	8	9	10 GTARP	11 GTARP	12 GTARP
	13 GTARP	14	15	16	17 GTARP	18 GTARP	19 GTARP
	20 GTARP	21	22	23	24 GTARP	25 GTARP	26 GTARP - C
	27 GTARP	28	29	30	31 GTARP	1 GTARP	2 GTARP - C
Aug 2014	3 GTARP	4	5	6	7 GTARP	8 GTARP	9 GTARP
	10 GTARP	11	12	13	14 GTARP	15 GTARP	16 GTARP
	17 GTARP	18	19	20	21 GTARP	22 GTARP	23 GTARP
	24 GTARP	25	26	27	28 GTARP	29 GTARP	30 GTARP
	31 GTARP	1 Labor Day GTARP - C	2	3	4	5 GTARP	6 GTARP - C
Sep 2014	7 GTARP	8	9	10	11 TRP	12 TRP	13 TRP
	14 TRP	15	16	17	18 TRP	19 TRP	20 TRP
	21 TRP	22	23	24	25 TRP	26 TRP	27 TRP - C
	28 TRP	29	30	1	2 TRP	3 TRP	4 TRP - C
Oct 2014	5	6	7	8	9	10	11
	12	13 Columbus Day GTARP - C	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31 Halloween	1
Nov 2014	2	3	4 Election Day	5	6	7	8
	9	10	11 Veterans' Day	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27 Thanksgiving	28	29
	30 22-22-11	1	2	3 OPRA	4 OPRA	5 OPRA	6 OPRA - C
Dec 2014	7 OPRA	8	9	10 GTARP	11 OPRA	12 OPRA	13 OPRA
	14 OPRA	15	16	17 OPRA	18 OPRA	19 OPRA	20 OPRA
	21 OPRA	22	23 OPRA	24	25 Christmas	26 OPRA	27 OPRA
	28 OPRA	29	30	31 OPRA			

More Calendars from WinCalendar 2015 Calendar 2016 Calendar Holiday Calendar

VanCalendar	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 OPRA	2 OPRA	3 OPRA
Jan 2015	4 OPRA	5	6	7 OPRA	8 OPRA	9 OPRA	10 OPRA
	11 OPRA	12	13	14 OPRA	15 OPRA	16 OPRA	17 OPRA
	18 OPRA	19 OPRA	20	21	22 OPRA	23 OPRA	24 OPRA - C
	25 OPRA	26	27	28 OPRA	29 OPRA	30 OPRA	31 OPRA
Feb 2015	1 OPRA	2	3	4 OPRA	5 OPRA	6 OPRA	7 OPRA - C
	8 OPRA	9	10	11 OPRA	12 OPRA	13 OPRA	14 OPRA
	15 OPRA	16 OPRA	17	18	19 OPRA	20 OPRA	21 OPRA
	22 OPRA	23	24	25 OPRA	26 OPRA	27 OPRA	28 OPRA
Mar 2015	1 OPRA	2	3	4 OPRA	5 OPRA	6 OPRA	7 OPRA - C
	8 OPRA	9	10	11 OPRA	12 OPRA	13 OPRA	14 OPRA
	15 OPRA	16	17	18 OPRA	19 OPRA	20 OPRA	21 OPRA
	22 OPRA	23	24	25 OPRA	26 OPRA	27 OPRA	28 OPRA - C
	29 OPRA	30	31	1 OPRA	2 OPRA	3 OPRA	4 OPRA
Apr 2015	5 OPRA	6	7	8 OPRA	9 OPRA	10 OPRA	11 OPRA
	12 OPRA	13	14	15 OPRA	16 OPRA	17 OPRA	18 OPRA
	19 OPRA	20	21	22 OPRA	23 OPRA	24 OPRA	25 OPRA
	26 OPRA	27	28	29 OPRA	30 OPRA	1 OPRA	2 OPRA
May 2015	3 OPRA	4	5	6 OPRA	7 OPRA	8 OPRA	9 OPRA
	10 OPRA	11	12	13 OPRA	14 OPRA	15 OPRA	16 OPRA
	17 OPRA	18	19	20	21 TRP	22 TRP	23 TRP
	24 TRP	25 TRP - C	26	27	28 OPRA	29 TRP	30 TRP
	31 TRP	1	2	3	4 TRP	5 TRP	6 TRP - C
Jun 2015	7 TRP	8	9	10	11 TRP	12 TRP	13 TRP
	14 TRP	15	16	17	18 TRP	19 TRP	20 TRP
	21 TRP	22	23	24 TRP	25 TRP	26 TRP	27 TRP - C
	28 TRP	29	30 OPRA				



September 9, 2014

Gulfstream Park Racing Association, Inc.  
c/o Jan C. Hansen, AICP  
901 S. Federal Highway  
Hallandale Beach, Florida 33009

**RE: *Gulfstream Park - Review of Permanent South Entrance Opening  
Hallandale Beach, Florida***

Dear Mr. Hansen:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant"), is pleased to submit this letter agreement ("Agreement") to Gulfstream Park Racing Association, Inc. ("Client") for professional transportation engineering consulting services related to the above-mentioned project. The site is located at 901 S Federal Highway in Hallandale Beach, Florida. Currently, the site has an access connection to NE 213<sup>th</sup> Street in the City of Aventura that is not open on a permanent basis. This evaluation is proposed to be conducted in order to review whether this gate can be open to the traveling public on a permanent basis. Our proposed scope of services, fee, and schedule are below.

### **SCOPE OF SERVICES**

Kimley-Horn will provide the services specifically set forth below.

#### **Task 1 –Traffic Operations Evaluation**

Kimley-Horn will provide an evaluation of traffic operations to determine the impacts of the gate being open on a permanent basis. To conduct this evaluation, turning movement counts will be conducted during weekday PM peak conditions (4:00 PM – 6:00 PM) at the following intersections:

- NE 213<sup>th</sup> Street & Gulfstream Park Driveway/Target Shopping Center Driveway
- NE 213<sup>th</sup> Street & Biscayne Boulevard

Additionally, turning movement counts will be conducted at the intersection of NE 213<sup>th</sup> Street & Gulfstream Park Driveway/Target Shopping Center Driveway during Saturday conditions when the driveway is open to determine the magnitude of traffic using this entry/exit point. Additionally, 24-hour machine counts will be conducted at the two southernmost site driveways on U.S. 1 during both weekend and weekday conditions to determine the overall magnitude of traffic visiting the site on weekday and weekend conditions. This data will be used to develop a projection of future traffic using the site driveway on 213<sup>th</sup> Street if it were to be opened on a permanent basis.

Using these future projections, Kimley-Horn will analyze level of service and delay at the two intersections using software based upon the Highway Capacity Manual. Any adjustments to timing, geometry or other operations needed to address level of service F conditions, if any, will be identified. The findings of the analysis will be presented in a report for Client use and submittal to the City of Aventura.

**CITY OF AVENTURA**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: City Commission

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

DATE: September 4, 2014

SUBJECT: **CBS Outdoor Advertising Request to Amend Land Development Regulations to Allow Digital Signs**



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CBS Outdoor Advertising owns the billboard located on Biscayne Boulevard and N.E. 185<sup>th</sup> Street south of Miami Gardens Drive. They have requested to place a digital sign at that location.

The City's Land Development Regulations prohibit digital signs. It is recommended that this request be denied as it would create sign pollution and a bad precedent that is contrary to our signature look along Biscayne Boulevard.

EMS/act

CCO1856-14