

# The City of Aventura



Local Planning Agency  
Susan Gottlieb, Mayor

Enbar Cohen  
Teri Holzberg  
Billy Joel  
Michael Stern  
Howard Weinberg  
Luz Urbaz Weinberg

City Manager  
Eric M. Soroka, ICMA-CM

City Clerk  
Teresa M. Soroka, MMC

City Attorney  
Weiss Serota Helfman  
Pastoriza Cole & Boniske

## LOCAL PLANNING AGENCY AGENDA JANUARY 8, 2013 - 6 PM

Aventura Government Center  
19200 West Country Club Drive  
Aventura, Florida 33180

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES: September 4, 2012
4. PUBLIC HEARING: MOTION RECOMMENDING ADOPTION OF THE FOLLOWING ORDINANCES:

**AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AVENTURA BY AMENDING THE ZONING DESIGNATION FOR A 0.51 ACRE PARCEL OF LAND LOCATED AT 20605 NE 34 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM RS2, RESIDENTIAL SINGLE FAMILY DISTRICT TO RMF3A, MULTIFAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

5. ADJOURNMENT

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. Anyone wishing to appeal any decision made by the City of Aventura Local Planning Agency with respect to any matter considered at such meeting or hearing 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. Agenda items may be viewed at the Office of the City Clerk, City of Aventura Government Center, 19200 West Country Club Drive, Aventura, Florida, 33180. Anyone wishing to obtain a copy of any agenda item should contact the City Clerk at 305-466-8901. One or more members of the City of Aventura Advisory Boards may also be in attendance.



**MINUTES  
LOCAL PLANNING AGENCY  
MEETING  
SEPTEMBER 4, 2012 6 PM**

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

1. **CALL TO ORDER/ROLL CALL:** The meeting was called to order at 6:00 p.m. by Mayor Susan Gottlieb. Present were Commissioners Zev Auerbach, Bob Diamond, Billy Joel, Luz Urbaz Weinberg, Michael Stern, Mayor Gottlieb, City Manager Eric M. Soroka, City Clerk Teresa M. Soroka and City Attorney David M. Wolpin. Vice Mayor Teri Holzberg was absent due to illness. As a quorum was determined to be present, the meeting commenced.
2. **PLEDGE OF ALLEGIANCE:** Led by Senator Gwen Margolis
3. **APPROVAL OF MINUTES:** A motion to approve the minutes of the July 10, 2012 LPA Hearing was offered by Commissioner Auerbach, seconded by Commissioner Joel, and unanimously passed.

Mayor Gottlieb expressed appreciation to Senator Margolis for her assistance in implementing the bicycle lane on the Lehman Causeway.

**4. PUBLIC HEARING: MOTION RECOMMENDING ADOPTION OF THE FOLLOWING ORDINANCE:**

- A. Mr. Wolpin read the following ordinance by title:

**AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING SECTION 31-144(f) "MEDICAL OFFICE (MO) DISTRICT" OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD "SELF SERVICE STORAGE FACILITIES WITH A MINIMUM LOT AREA OF 1.5 ACRES" AS A CONDITIONAL USE IN THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

Community Development Director Joanne Carr addressed the Commission and entered the staff report into the record. Mayor Gottlieb opened the public hearing. The following individual addressed the Commission: Mickey Marrero, Esq., representing the applicant. There being no further speakers, the public hearing was closed. A motion for approval was offered by Commissioner Stern and seconded by Commissioner Joel. The motion passed unanimously.

- B. Mr. Wolpin read the following ordinance by title:

**AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING SECTION 31-238 "ACCESSORY USES" OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD STANDARDS FOR**

**INSTALLATION OF RENEWABLE ENERGY DEVICES AS AN ACCESSORY USE IN ALL ZONING DISTRICTS IN THE CITY; PROVIDING FOR WAIVER PROCEDURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Carr addressed the Commission and entered the staff report into the record. Mayor Gottlieb opened the public hearing. There being no speakers, the public hearing was closed. A motion for approval was offered by Commissioner Weinberg and seconded by Commissioner Diamond. The motion passed unanimously.

- 5. ADJOURNMENT:** There being no further business to come before the Local Planning Agency, the meeting adjourned at 6:32 p.m.

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Teresa M. Soroka, MMC, City Clerk

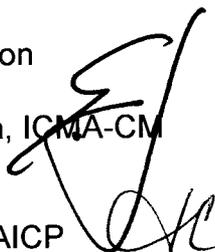
Approved by the LPA on \_\_\_\_\_.

**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: December 17, 2012

SUBJECT: Application to Amend the Official Zoning Map of the City of Aventura by amending the zoning designation for property at 20605 NE 34 Avenue, containing 0.51 acres more or less, from RS2, Single Family Residential District to RMF3A, Multifamily Medium Density Residential District. (01-REZ-13)

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January 8, 2013 Local Planning Agency Agenda Item 4

January 8, 2013 City Commission Meeting Agenda Item 7

February 5, 2013 City Commission Meeting Agenda Item \_\_\_\_\_

**RECOMMENDATION**

It is recommended that the City Commission approve an amendment of the Official Zoning Map of the City of Aventura by amending the zoning designation for the parcel of land with municipal address 20605 NE 34 Avenue, containing 0.51 acres, more or less, from RS2, Single Family Residential District, to RMF3A, Multifamily Medium Density Residential District, with acceptance of the applicant's proffer to prepare and record in the Public Records of Miami-Dade County, at its expense and in a form satisfactory to the City Attorney, a covenant restricting the density on the property to no more than five (5) residential dwelling units.

**THE REQUEST**

The applicant, Aventura 34<sup>th</sup> AV, LLC, is requesting an amendment of the Official Zoning Map of the City of Aventura by amending the zoning designation for the parcel at

the northeast corner of NE 34 Avenue and North Country Club Drive with municipal address 20605 NE 34 Avenue from RS2, Single Family Residential District to RMF3A, Multifamily Medium Density Residential District. (See Exhibit #1 for Letter of Intent)

## **BACKGROUND**

<b>OWNER OF PROPERTY:</b>	5 AV, LLC
<b>NAME OF APPLICANT</b>	Aventura 34 <sup>th</sup> AV, LLC
<b>LOCATION OF PROPERTY</b>	20605 NE 34 Avenue See Exhibit #2 for Location Map
<b>SIZE OF PROPERTIES</b>	Approximately 0.51 acres

## **BACKGROUND**

This site is a vacant parcel of land on the east side of NE 34 Avenue at North Country Club Drive, formerly known as a private park named “George Berlin Park.” It contains approximately 0.51 acres.

The site is currently designated Medium High Density Residential on the City’s Future Land Use Map and zoned RS2, Single Family Residential District on the City’s zoning map.

## **HISTORY**

Historically, during development of the Country Club Drive area, this parcel was used as private open space and had signs erected by private parties designating it as “George Berlin Park.” Upon enactment of the City’s Land Development Regulations in July of 1999, this parcel of land was zoned CF, Community Facilities District, to recognize its past and then current use as a private park.

In 2004, the landowners applied to the City Commission for rezoning of this parcel from CF, Community Facilities District, to RMF4, Multifamily High Density Residential District. That request was denied by the City Commission because it did not meet the standards for review of amendments to the Official Zoning Map as set out in Section 31-77(f) of the City Code.

On October 1, 2005, the City of Aventura and the landowners, Aventura-Ensenada, Inc., and Aventura Land and Development Corporation, entered into a Settlement Agreement in connection with the subject property, (Resolution 2005-61, passed and adopted on October 11, 2005). The terms of the Settlement Agreement included consideration of the rezoning of the property from Community Facilities to RS2, Single Family Residential District and development of five (5) single family dwelling units.

The rezoning of this property to the RS2, Single Family Residential District, was subsequently granted pursuant to Ordinance No. 2005-16 passed on November 1, 2005.

The property was sold after passage of the rezoning ordinance and the new owner submitted a site plan that complied with the terms of the Settlement Agreement and with the site development criteria of the RS2 zoning district. That site plan was approved, along with an entrance feature approval in 2007 and these approvals remain in place to date. The approved site plan for the five (5) single family dwellings is attached as Exhibit #3 to this report.

### **ANALYSIS**

The applicant is a new purchaser of the parcel and wishes to build the same number of units as approved by the Settlement Agreement, however, the applicant desires to build those units vertically in a multi-family residential structure, rather than by way of separate single family homes. The applicant has submitted its administrative site plan approval application concurrent with this application for rezoning. The proposal is a six (6) story building, with parking on the first floor and one unit on each of five (5) floors. Each unit has approximately 4,340 square feet of interior space with 1,625 square feet of balcony space. Proposed height is 66 feet to the roof deck. Amenities for the building are proposed on the roof deck, including a pool, deck and enclosed recreation room. The top of the recreation room roof is proposed at 77 feet. The proposed site plan for the proposed building is attached as Exhibit #4 to this report.

The current RS2 zoning district allows zero lot line single family detached dwellings, with a maximum of 25 dwelling units per acre (restricted by recorded covenant to a maximum of five (5) units on this parcel) and a maximum height of three (3) stories or 55 feet.

In order to develop the proposed vertical multifamily residential building, the applicant is requesting a rezoning to RMF3A, Multifamily Medium Density Residential District. This zoning category permits multifamily residential buildings with a maximum density of 45 dwelling units per acre and a maximum height of seven (7) stories or 80 feet. The applicant has proffered a restrictive covenant to restrict the maximum number of dwelling units to five (5) as previously approved in 2005 and to record a covenant to that effect. This proffer has been added to the proposed rezoning ordinance.

### **Future Land Use Designation**

Subject Property:	Medium High Density Residential
Properties to the North:	Water
Properties to the South:	Parks & Recreation and Medium-High Density Residential
Properties to the East:	Medium-High Density Residential

Properties to the West: Medium-High Density Residential

## Zoning

Subject Property: RS2, Residential Single Family District  
Properties to the North: RMF4, Multifamily High Density Residential District  
Properties to the South: ROS, Recreation Open Space and  
RMF4, Multifamily High Density Residential District  
Properties to the East: RMF4, Multifamily High Density Residential District  
Properties to the West: RMF4, Multifamily High Density Residential District

## Existing Land Use

Subject property: vacant  
Properties to the North: condominium boat slips  
Properties to the South: residential condominium and townhomes  
and golf course  
Properties to the East: residential condominium  
Properties to the West: residential condominium

**Access** – The parcel access is from NE 34 Avenue. The applicant's concurrent administrative site plan application indicates that the location of the access approved on the 2007 site plan and a similar entry gate approved also approved in 2007 will remain the same.

**Conformity to City Comprehensive Plan** – The proposed amendment conforms to the City's Comprehensive Plan. The existing future land use designation is Medium-High Density Residential. The type of housing typically permitted in this category includes low, medium and high rise apartments.

## Standards for reviewing proposed amendments to the Official Zoning Map found in Section 31-77 of the Land Development Regulations:

1. *Whether or not the proposed amendment is consistent with goals, objectives and policies of the City's Comprehensive Plan.*

The proposed amendment will be consistent with goals, objectives and policies of the City's Comprehensive Plan. The existing future land use designation for this parcel is Medium-High Density Residential.

2. *Whether or not the proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.*

The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses. The buildings immediately to the east, west and south are zoned RMF4, which is the multifamily high density residential district. The

property immediately to the north, although developed as a marina condominium, is also zoned RMF4. The heights of existing buildings to the east, west and south respectively range from eight (8) stories (Ensenada condominium), 18 stories (Bonavista condominium), two (2) stories (DelVista townhomes) to 25 stories (DelVista condominium). The height for the proposed building which is the subject of this application is six (6) stories.

3. *Whether or not the subject property is physically suitable for the uses permitted in the proposed district.*

The subject property is physically suitable for the uses permitted in the proposed district. A conceptual site plan for the proposed development has been submitted to show lot configuration and access.

4. *Whether or not there are sites available in other areas currently zoned for such use.*

There is a vacant site at NE 207 Street and NE 30 Avenue that is zoned for RMF3A uses.

5. *If applicable, whether or not the proposed change will contribute to redevelopment of an area in accordance with an approved redevelopment plan.*

This standard is not applicable to this proposed amendment.

6. *Whether or not the proposed change would adversely affect traffic patterns or congestion.*

There is no change in density proposed from the existing zoning category. The applicant proposes to use driveway access from NE 34 Avenue, which was previously approved by the City in 2007. Therefore, the proposed change will not adversely affect traffic patterns or congestion. The applicant will be required, as part of the site plan approval process, to reconfigure the existing median on NE 34 Avenue to ensure safe traffic movements in and out of the proposed development. The City is in the approval process to construct a right turn lane on North Country Club Drive across the northerly frontage of this site. The proposed development will not adversely affect that construction project since the applicant's driveway access is proposed from NE 34 Avenue.

7. *Whether or not the proposed change would adversely impact population density such that the demand for water, sewers, streets, recreational areas and facilities, and other public facilities and services would be adversely affected.*

There is no increase in population density proposed by this rezoning application due to the applicant's proffer to restrict development to five (5) residential units which is the same as the existing density restriction on this property. Therefore, the proposed change would not adversely affect population density such that the

demand for water, sewers, streets, and other public facilities and services would be adversely affected.

8. *Whether or not the proposed change would have an adverse environmental impact on the vicinity.*

The proposed change will not have an adverse environmental impact on the vicinity.

9. *Whether or not the proposed change would adversely affect the health, safety, and welfare of the neighborhood or the City as a whole.*

The proposed change will not adversely affect the health, safety, and welfare of the neighborhood or the City as a whole. The proposed vertical development of five (5) residential units will be a benefit to the community by way of increased setbacks, increased landscaped area and decreased lot coverage as compared to the existing approval for five (5) single family homes.

**Traffic Generation** – There will be no increase in traffic generation due to this rezoning application. The existing density of five (5) units on this site will remain the same as currently approved. This maximum density of five (5) units will be enforced by the proffered restrictive covenant to be recorded by the applicant, at its expense.

**School Impacts** – The application has been provided for comment to the Miami Dade County School Board in accordance with the Interlocal Agreement entered into between the City and the Board. Also in accordance with the Interlocal Agreement, the School Board has been invited as a non-voting member of the Local Planning Agency for this application.

The School Board has previously reserved public school concurrency for the five (5) single family homes approved in 2007. Since the development has changed from five (5) single family homes to five (5) multifamily units, the School Board is processing the application through its concurrency management system. The Board's analysis is not complete as of the date of writing of this report, however, it is anticipated that this development will continue to meet the level of service standard. If for some reason it is determined by the School Board that it does not meet that service standard, the applicant will be required to reach a mitigation agreement acceptable to the School Board and the City, as set out in our Interlocal Agreement for Public School Concurrency. City staff will report on this item at second reading of the ordinance.

November 30, 2012

Joanne Carr  
City of Aventura  
Government Center  
19200 W. Country Club Drive, 4th Floor  
Aventura, Florida 33180

**Re: Application for Rezoning of Property Located at 20605 N.E. 34th Avenue  
Folio No. 28-1235-090-0010 (the "Property")**

Dear Ms. Carr:

**LETTER OF INTENT**

Please consider this our formal letter of intent in connection with a request to rezone the Property. This firm represents the applicant, Aventura 34th AV, LLC, as the contract purchaser of the Property.<sup>1</sup>

The Property is owned by 5 AV, LLC, which previously obtained administrative site plan approval for five residential units, a variance related to enclosed parking spaces and an entrance feature for a controlled access gate. The City of Aventura granted extension of these approvals, and the approvals remain valid at this time.

The Property is currently zoned RS-2 and is designated medium-high density residential on the City of Aventura's Comprehensive Land Use Plan. As the City is aware, the Property was the subject of a settlement agreement related to the area formerly known as George Berlin Park. A complete history of the Property is part of Administrative Site Plan Approval 04-SP-06.

Our client requests the Property be rezoned from RS-2 to RMF-3A. While the RMF-3A zoning district authorizes a much higher density, our client intends to develop only five units, the same number currently approved under the existing ASPR. The purpose of the request for RMF-3A zoning is not to maximize density on the Property, but to develop the five units in a

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<sup>1</sup> The application inquires whether there is an option to purchase or lease the Property predicated on the approval of this application. There is a contract to purchase the Property; however, the purchase is not predicated on approval of this application. Therefore, while we marked "no" under this question, we did specifically disclose the contract purchaser in the Disclosure of Interest section and are specifically disclosing the existence of a contract for purchase.

MIAMI 3427386.1 80043/41289

**Exhibit #1  
01-REZ-13**

single structure. The current RS-2 zoning only permits the units as detached dwelling units. Therefore, in order to assure the City that our client is only seeking the total of five units, as part of this application, our client will voluntarily proffer a covenant limiting development parameters, including limiting density to a maximum of five units.

The proposed rezoning contains several benefits over the existing plan. The current ASPR approval contains five free-standing single family homes on the slightly more than half-acre Property. In order to accommodate the structures, the more liberal RS-2 zoning setbacks were utilized, some, as low as six feet.

The proposed new development, if the rezoning is granted, will be a five-unit residential structure consisting of ground-level and surface parking with five stories of residential above the ground floor parking with one unit per floor. By combining the five units into a single structure, on-site circulation is enhanced, parking is increased, and the developer is able to create an attractive glass feature façade with extensive balconies. Because the site is approximately one-half acre, centralizing the structure on the parcel and abiding by the increased 25-foot setbacks on all sides creates an overall more functional site.

Our client intends to proceed immediately with administrative site plan approval for a new development. On the proposed plans, the roof, in addition to the cooling and mechanical equipment, contains a pool, landscaping and an indoor recreational room. These features result in an attractive exterior to the adjacent, higher and denser residential developments. As part of the new administrative site plan application, our client will also proffer a declaration of restrictions, to preclude the conversion of the recreational room or any roof area to residential space, as well as limiting the mean roofline for the residential units to a maximum of 66 feet in height, and the top of the recreational room to a maximum of 80 feet in height.

Based on the foregoing, we respectfully request the above application for rezoning be approved. Should you have any questions, please contact me at 305-350-2351.

Sincerely,



FCA Brian Adler

BSA/mp



BROWARD COUNTY  
DADE COUNTY

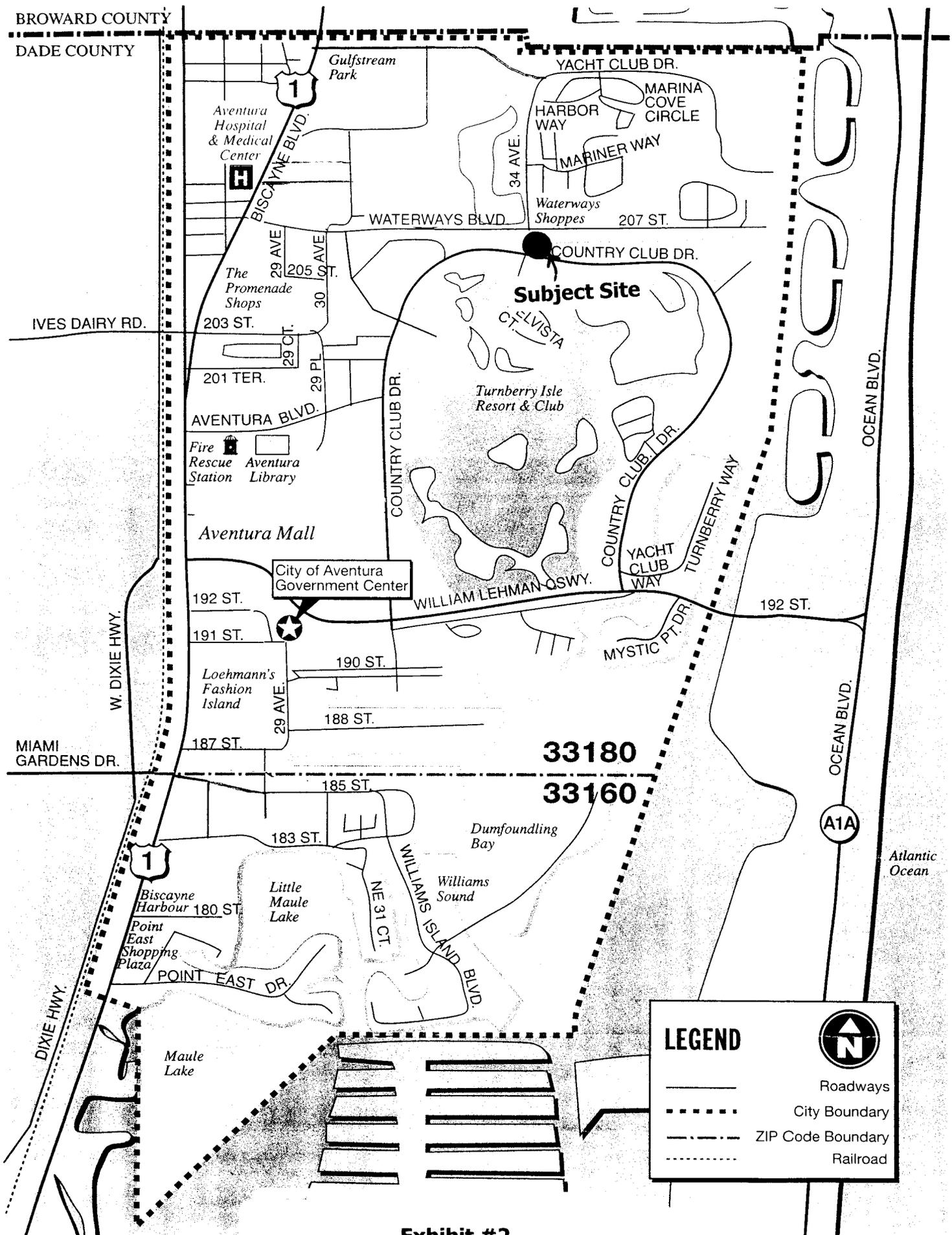
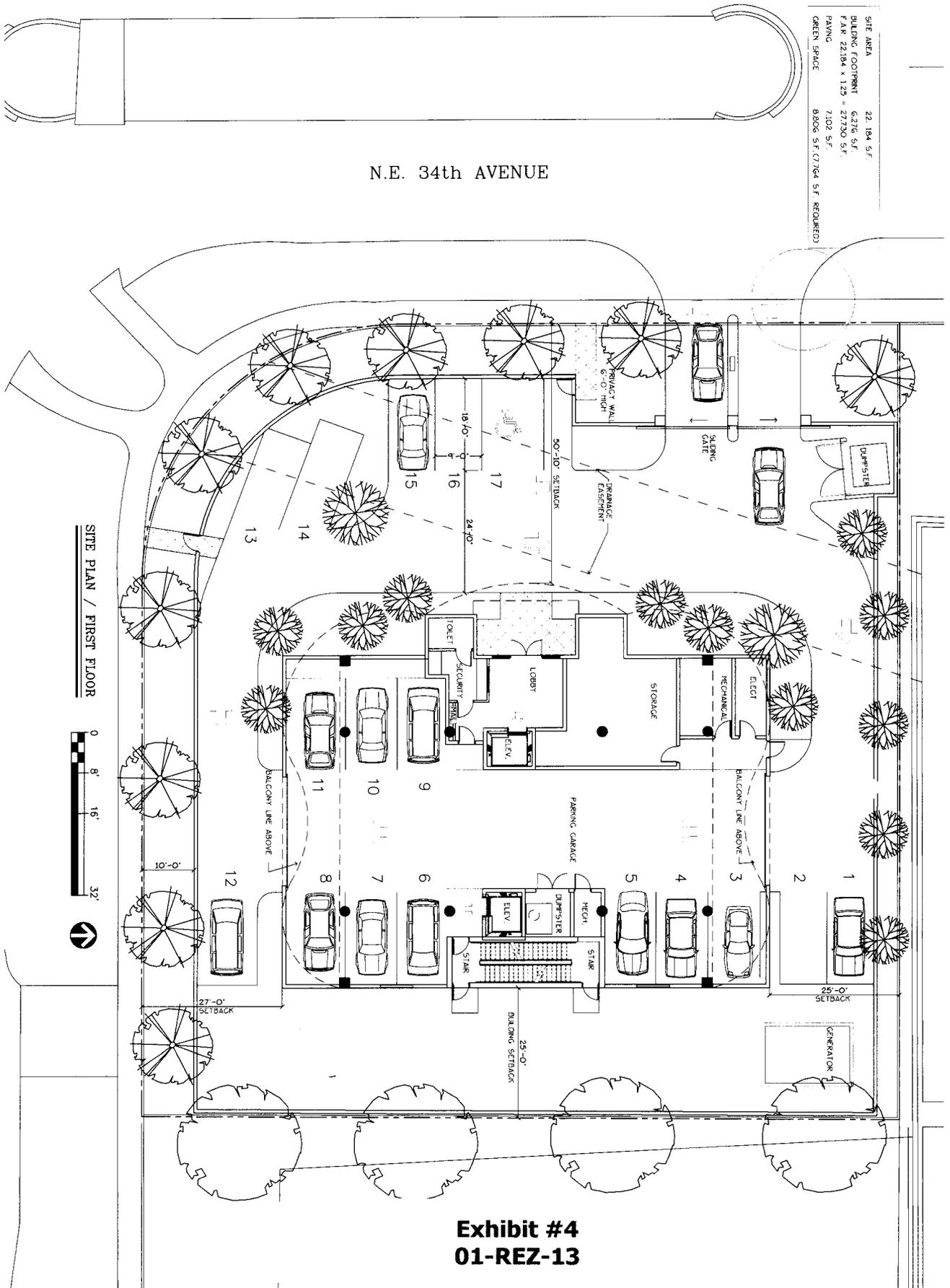


Exhibit #2  
01-REZ-13



SITE AREA 22,184 S.F.  
 BUILDING FOOTPRINT 6,276 S.F.  
 P.A.R. 22,184 x 125 = 27730 S.F.  
 PAVING 7102 S.F.  
 GREEN SPACE 8806 S.F. (7764 S.F. REQUIRED)

N.E. 34th AVENUE



**Exhibit #4**  
**01-REZ-13**

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2.1

DATE: 5/4/12  
 DRAWING BY: CJS  
 PROJECT NO: 1210  
 REVISION:  
 10/27/12

SEAL

**AVENTURA CONDOMINIUM**  
 20605 N.E. 34th AVE., AVENTURA, FLORIDA  
 SITE PLAN 3/32"=1'-0"

SEAL

**ALAN STRASSLER ARCHITECTS, INC.**  
ONE SEVEN NINE WEST PALM BEACH BLVD. SUITE 200  
 PALM BEACH GARDENS, FLORIDA 33410  
 (561) 837-2424 FAX (561) 837-2425  
 CERTIFICATE OF AUTHORIZATION PA13000010  
 ALAN H. STRASSLER P100



# APPLICANT REPRESENTATIVE AFFIDAVIT

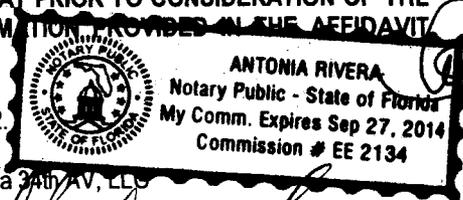
Pursuant to Section 31-71(b)(2)(i) of the City of Aventura Land Development Code, this Applicant Representative Affidavit is hereby made and submitted. The undersigned authorized representative of the individual or entity applying for the Development Permit, which is identified in the accompanying application, and the owner of the property subject to the application (if different) hereby lists and identifies all persons representing the individual or entity applying for the Development Permit in connection with the application, as follows:

Name	Relationship (i.e. Attorneys, Architects, Landscape Architects, Engineers, Lobbyists, Etc.)
<u>Stanley B. Price</u>	<u>Attorney</u>
<u>Brian S. Adler</u>	<u>Attorney</u>
<u>Eric Singer</u>	<u>Attorney</u>
<u>Mariano Corral</u>	<u>Landscape Architect</u>
<u>Felix Pardo</u>	<u>Architect</u>
<u>Douglas Deans</u>	<u>Surveyor</u>

(Attach Additional Sheets If Necessary)

**NOTICE: ANY STATEMENT OR REPRESENTATION MADE BY ANY PERSON LISTED ON THE APPLICANT REPRESENTATIVE AFFIDAVIT SHALL BE BINDING UPON THE INDIVIDUAL OR ENTITY APPLYING FOR THE DEVELOPMENT PERMIT AND THE OWNER OF THE SUBJECT PROPERTY. APPLICANTS AND AFFIANTS ARE ADVISED TO TIMELY SUPPLEMENT THIS AFFIDAVIT PURSUANT TO SEC. 31-71(B)(2)(IV) OF THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE CITY CODE, IN THE EVENT THAT PRIOR TO CONSIDERATION OF THE APPLICATION BY THE CITY BOARD OR COMMISSION, THE INFORMATION PROVIDED IN THE AFFIDAVIT BECOMES INCORRECT OR INCOMPLETE.**

WITNESS MY HAND THIS 21 DAY OF December, 2012.



AUTHORIZED REPRESENTATIVE OF APPLICANT:

Aventura 34th AV, LLC

By: \_\_\_\_\_  
Stanley B. Price  
Title: Attorney  
Address: 1450 Brickell Avenue, Suite 2300  
Miami, FL 33131

By: [Signature]  
Salo Wagenberg  
Title: Registered Agent  
Address: 2010 NE 214 TER  
MIAMI FLA 33179

By: \_\_\_\_\_  
Brian S. Adler  
Title: Attorney  
Address: 1450 Brickell Avenue, Suite 2300  
Miami, FL 33131

By: \_\_\_\_\_  
Eric Singer  
Title: Attorney  
Address: 1450 Brickell Avenue, Suite 2300  
Miami, FL 33131

By: \_\_\_\_\_  
Mariano Corral  
Title: Landscape Architect  
Address: 3001 S.W. 109th Ct.  
Miami, FL 33165

By: \_\_\_\_\_  
Felix Pardo  
Title: Architect  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Douglas Deans  
Title: Surveyor  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

Before me the undersigned authority personally appeared Salo Wagenberg, as the Registered Agent of the owner of the property subject to the application, who being first by me duly sworn, did swear or affirm that he executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME this 21 day of December, 2012.

My commission expires: 9/27/2014



Notary Public State of Florida At Large  
Printed Name of Notary \_\_\_\_\_

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

Before me the undersigned authority personally appeared Stanley B. Price as the authorized representative of the Applicant and/or the owner of the property subject to the application, who being first by me duly sworn, did swear or affirm that they executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME this \_\_\_ day of \_\_\_\_\_, 2012.

Notary Public State of Florida At Large  
Printed Name of Notary \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

Before me the undersigned authority personally appeared Brian S. Adler as the authorized representative of the Applicant and/or the owner of the property subject to the application, who being first by me duly sworn, did swear or affirm that they executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME this \_\_\_ day of \_\_\_\_\_, 2012.

Notary Public State of Florida At Large  
Printed Name of Notary \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

Before me the undersigned authority personally appeared Eric Singer as the authorized representative of the Applicant and/or the owner of the property subject to the application, who being first by me duly sworn, did swear or affirm that they executed this Affidavit for the purposes stated therein and that it is true and correct.



# BUSINESS RELATIONSHIP AFFIDAVIT\*

This Affidavit is made pursuant to Section 31-71(b)(2)(ii) of the City of Aventura Land Development Code. The undersigned Affiant hereby discloses that: (mark with "x" applicable portions only)

- 1. Affiant does not have a Business Relationship with any member of the City Commission or any City Advisory Board to which the application will be presented.
- 2. Affiant hereby discloses that it does have a Business Relationship with a member of the City Commission or a City Advisory Board to which the application will be presented, as follows:  
 \_\_\_\_\_ (List name of Commissioner or Advisory Board Member) who serves on the  
 \_\_\_\_\_ (List City Commission or City Advisory Board upon which member serves).

The nature of the Business Relationship is as follows:

- i. Member of City Commission or Board holds an ownership interest in excess of 1% of total assets or capital stock of Applicant or Representative;
- ii. Member of City Commission or Board is a partner, co-shareholder (as to shares of a corporation which are not listed on any national or regional stock exchange) or joint venturer with the Applicant or Representative in any business venture;
- iii. The Applicant or Representative is a Client of a member of the City Commission or Board or a Client of another professional working from the same office or for the same employer as the member of the City Commission or Board;
- iv. A City Commissioner or Board member is a Client of the Applicant or Representative;
- v. The Applicant or Representative is a Customer of the member of the City Commission or Board (or of his or her employer) and transacts more than \$10,000.00 of the business of the member of the City Commission or Board (or his or her employer) in a given calendar year;
- vi. The member of the City Commission or Board is a Customer of the Applicant or Representative and transacts more than \$25,000.00 of the business of the Applicant or Representative in a given calendar year.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

### APPLICANT REPRESENTATIVE:

By: \_\_\_\_\_ (Signature)  
 Name: Stanley B. Price (Print)  
 Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Brian S. Adler (Print)  
 Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Eric Singer (Print)  
 Title: Attorney (Attorney)

By: \_\_\_\_\_ (Signature)  
 Name: Felix Pardo (Print)  
 Title: Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Mariano Corral (Print)  
 Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Douglas Deans (Print)  
 Title: Surveyor (Print)

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

### PROPERTY OWNER:

By: [Signature] (Signature)  
 Name: Salo Wagenberg (Print)  
 Title: Owner Representative, Registered Agent (Print)

\*The terms "Business Relationship," "Client," "Customer," "Applicant," "Representative" and "Interested Person" are defined in Section 2-395 of the Aventura City Code.

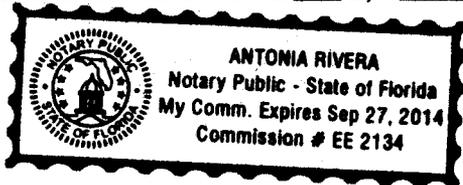
**NOTARIZATION PROVISION**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Salo Wagenberg, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

*Salo Wagenberg*  
SALO WAGENBERG

SWORN TO AND SUBSCRIBED before me this 12 day of December, 2012.



*Antonia Rivera*  
Notary Public State of Florida At Large  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Stanley B. Price, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
BRIAN S. ADLER

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Brian S. Adler, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
BRIAN S. ADLER

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Eric Singer, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
ERIC SINGER

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of \_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )



# BUSINESS RELATIONSHIP AFFIDAVIT\*

This Affidavit is made pursuant to Section 31-71(b)(2)(ii) of the City of Aventura Land Development Code. The undersigned Affiant hereby discloses that: (mark with "x" applicable portions only)

- 1. Affiant does not have a Business Relationship with any member of the City Commission or any City Advisory Board to which the application will be presented.
- 2. Affiant hereby discloses that it does have a Business Relationship with a member of the City Commission or a City Advisory Board to which the application will be presented, as follows:  
 \_\_\_\_\_ (List name of Commissioner or Advisory Board Member) who serves on the  
 \_\_\_\_\_ (List City Commission or City Advisory Board upon which member serves).

The nature of the Business Relationship is as follows:

- i. Member of City Commission or Board holds an ownership interest in excess of 1% of total assets or capital stock of Applicant or Representative;
- ii. Member of City Commission or Board is a partner, co-shareholder (as to shares of a corporation which are not listed on any national or regional stock exchange) or joint venturer with the Applicant or Representative in any business venture;
- iii. The Applicant or Representative is a Client of a member of the City Commission or Board or a Client of another professional working from the same office or for the same employer as the member of the City Commission or Board;
- iv. A City Commissioner or Board member is a Client of the Applicant or Representative;
- v. The Applicant or Representative is a Customer of the member of the City Commission or Board (or of his or her employer) and transacts more than \$10,000.00 of the business of the member of the City Commission or Board (or his or her employer) in a given calendar year;
- vi. The member of the City Commission or Board is a Customer of the Applicant or Representative and transacts more than \$25,000.00 of the business of the Applicant or Representative in a given calendar year.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF December, 2012.

APPLICANT REPRESENTATIVE:

By: [Signature] (Signature)  
 Name: Stanley B. Price (Print)  
 Title: Attorney (Print)

By: [Signature] (Signature)  
 Name: Brian S. Adler (Print)  
 Title: Attorney (Print)

By: [Signature] (Signature)  
 Name: Eric Singer (Print)  
 Title: Attorney (Attorney)

By: \_\_\_\_\_ (Signature)  
 Name: Felix Pardo (Print)  
 Title: Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Mariano Corral (Print)  
 Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Douglas Deans (Print)  
 Title: Surveyor (Print)

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF December, 2012.

PROPERTY OWNER:

By: \_\_\_\_\_ (Signature)  
 Name: Salo Wagenberg (Print)  
 Title: Owner Representative, Registered Agent (Print)

\*The terms "Business Relationship," "Client," "Customer," "Applicant," "Representative" and "Interested Person" are defined in Section 2-395 of the Aventura City Code.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF December, 2012

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: \_\_\_\_\_ (Signature)  
Name: Salo Wagenberg (Print)  
Title: Registered Agent (Print)

By: \_\_\_\_\_ (Signature)  
Name: Felix Pardo (Print)  
Title: Architect (Print)

By: Stanley B. Plice (Signature)  
Title: Attorney (Signature)

By: \_\_\_\_\_ (Signature)  
Name: Douglas Deans (Print)  
Title: Surveyor (Print)

By: Brian S. Adler (Signature)  
Name: Brian S. Adler (Print)  
Title: Attorney (Print)

By: Eric Singer (Signature)  
Name: Eric Singer (Print)  
Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)  
Name: Mariano Corral (Print)  
Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
Name: \_\_\_\_\_ (Print)  
Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

**NOTE: 1) Use duplicate sheets if disclosure information for Representative varies**

2) Applicants and Affiants are advised to timely supplement this Affidavit pursuant to Sec. 31-71(b)(2)(iv) of the City's Land Development Regulations in the City Code, in the event that prior to consideration of the application by the City Board or Commission, the information provided in the Affidavit becomes incorrect or incomplete.

**NOTARIZATION PROVISION**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Salo Wagenberg, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
SALO WAGENBERG

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of Florida At Large  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Stanley B. Price, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

*Stanley B. Price*  
\_\_\_\_\_  
STANLEY B. PRICE

SWORN TO AND SUBSCRIBED before me this 21 day of December, 2012.



**ELIZABETH ORTIZ**  
MY COMMISSION # EE 043223  
EXPIRES: December 17, 2014  
Bonded Thru Budget Notary Services

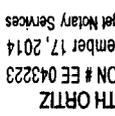
*Elizabeth Ortiz*  
\_\_\_\_\_  
Notary Public State of Florida  
**ELIZABETH ORTIZ**  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Brian S. Adler, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

*Brian S. Adler*  
\_\_\_\_\_  
BRIAN S. ADLER

SWORN TO AND SUBSCRIBED before me this 21 day of December, 2012.



**ELIZABETH ORTIZ**  
MY COMMISSION # EE 043223  
EXPIRES: December 17, 2014  
Bonded Thru Budget Notary Services



*Elizabeth Ortiz*  
\_\_\_\_\_  
Notary Public State of Florida  
**ELIZABETH ORTIZ**  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Eric Singer, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

*Eric Singer*  
\_\_\_\_\_  
ERIC SINGER

SWORN TO AND SUBSCRIBED before me this 21 day of December, 2012.



**ELIZABETH ORTIZ**  
MY COMMISSION # EE 043223  
EXPIRES: December 17, 2014  
Bonded Thru Budget Notary Services

*Elizabeth Ortiz*  
\_\_\_\_\_  
Notary Public State of Florida  
**ELIZABETH ORTIZ**  
Printed Name of Notary  
My commission expires: \_\_\_\_\_



# BUSINESS RELATIONSHIP AFFIDAVIT\*

This Affidavit is made pursuant to Section 31-71(b)(2)(ii) of the City of Aventura Land Development Code. The undersigned Affiant hereby discloses that: (mark with "x" applicable portions only)

- 1. Affiant does not have a Business Relationship with any member of the City Commission or any City Advisory Board to which the application will be presented.
- 2. Affiant hereby discloses that it does have a Business Relationship with a member of the City Commission or a City Advisory Board to which the application will be presented, as follows:

\_\_\_\_\_ (List name of Commissioner or Advisory Board Member) who serves on the  
 \_\_\_\_\_ (List City Commission or City Advisory Board upon which member serves).

The nature of the Business Relationship is as follows:

- i. Member of City Commission or Board holds an ownership interest in excess of 1% of total assets or capital stock of Applicant or Representative;
- ii. Member of City Commission or Board is a partner, co-shareholder (as to shares of a corporation which are not listed on any national or regional stock exchange) or joint venturer with the Applicant or Representative in any business venture;
- iii. The Applicant or Representative is a Client of a member of the City Commission or Board or a Client of another professional working from the same office or for the same employer as the member of the City Commission or Board;
- iv. A City Commissioner or Board member is a Client of the Applicant or Representative;
- v. The Applicant or Representative is a Customer of the member of the City Commission or Board (or of his or her employer) and transacts more than \$10,000.00 of the business of the member of the City Commission or Board (or his or her employer) in a given calendar year;
- vi. The member of the City Commission or Board is a Customer of the Applicant or Representative and transacts more than \$25,000.00 of the business of the Applicant or Representative in a given calendar year.

WITNESS MY HAND THIS 21 DAY OF December 2012

APPLICANT REPRESENTATIVE:

By: \_\_\_\_\_ (Signature)  
 Name: Brian S. Adler (Print)  
 Title: Attorney (Print)

  
 By: \_\_\_\_\_ (Signature)  
 Name: Mariano Corral (Print)  
 Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Felix Pardo (Print)  
 Title: Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Douglas Deans (Print)  
 Title: Surveyor (Print)

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.



HECTOR M. RODRIGUEZ  
 MY COMMISSION # 00 978800  
 EXPIRES: August 5, 2014  
 Bonded thru Budget Notary Services

PROPERTY OWNER:

By: \_\_\_\_\_ (Signature)  
 Name: Salo Wagenberg (Print)  
 Title: Owner Representative, Registered Agent (Print)

\*The terms "Business Relationship," "Client," "Customer," "Applicant," "Representative" and "Interested Person" are defined in Section 2-395 of the Aventura City Code.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: \_\_\_\_\_ (Signature)

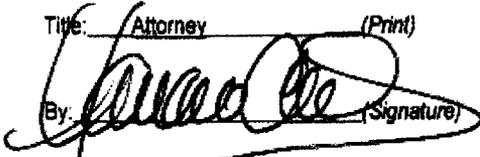
Name: Salo Wagenberg (Print)

Title: Registered Agent (Print)

By: \_\_\_\_\_ (Signature)

Name: Brian S. Adler (Print)

Title: Attorney (Print)

By:  (Signature)

Name: Mariano Corral (Print)

Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Name: Felix Pardo (Print)

Title: Architect (Print)

By: \_\_\_\_\_ (Signature)

Name: Douglas Deans (Print)

Title: Engineer (Print)

By: \_\_\_\_\_ (Signature)

Name: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

NOTE: 1) Use duplicate sheets if disclosure information for Representative varies

2) Applicants and Affiants are advised to timely supplement this Affidavit pursuant to Sec. 31-71(b)(2)(iv) of the City's Land Development Regulations in the City Code, in the event that prior to consideration of the application by the City Board or Commission, the information provided in the Affidavit becomes incorrect or incomplete.

**NOTARIZATION PROVISION**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Salo Wagenberg, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
SALO WAGENBERG

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of Florida At Large

\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Brian S. Adler, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
BRIAN S. ADLER

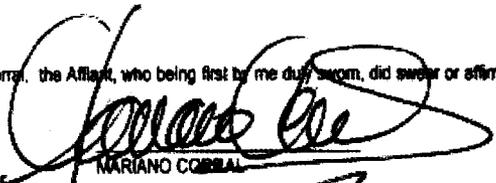
SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of

\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Mariano Corral, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

  
MARIANO CORRAL

SWORN TO AND SUBSCRIBED before me this 21 day of December, 2012.

\_\_\_\_\_  
Notary Public State of Florida At Large  
HECTOR M. RODRIGUEZ  
MY COMMISSION DD 97000  
Printed Name of Notary  
EXPIRES: August 5, 2014  
My commission expires: \_\_\_\_\_  
Under This Seal Notary Services

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Felix Pardo, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
FELIX PARDO

SWORN TO AND SUBSCRIBED before me this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of Florida At Large

\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_



# BUSINESS RELATIONSHIP AFFIDAVIT\*

This Affidavit is made pursuant to Section 31-71(b)(2)(ii) of the City of Aventura Land Development Code. The undersigned Affiant hereby discloses that: (mark with "x" applicable portions only)

- 1. Affiant does not have a Business Relationship with any member of the City Commission or any City Advisory Board to which the application will be presented.
- 2. Affiant hereby discloses that it does have a Business Relationship with a member of the City Commission or a City Advisory Board to which the application will be presented, as follows:

\_\_\_\_\_ (List name of Commissioner or Advisory Board Member) who serves on the  
 \_\_\_\_\_ (List City Commission or City Advisory Board upon which member serves).

The nature of the Business Relationship is as follows:

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- ii. Member of City Commission or Board is a partner, co-shareholder (as to shares of a corporation which are not listed on any national or regional stock exchange) or joint venturer with the Applicant or Representative in any business venture;
- iii. The Applicant or Representative is a Client of a member of the City Commission or Board or a Client of another professional working from the same office or for the same employer as the member of the City Commission or Board;
- iv. A City Commissioner or Board member is a Client of the Applicant or Representative;
- v. The Applicant or Representative is a Customer of the member of the City Commission or Board (or of his or her employer) and transacts more than \$10,000.00 of the business of the member of the City Commission or Board (or his or her employer) in a given calendar year;
- vi. The member of the City Commission or Board is a Customer of the Applicant or Representative and transacts more than \$25,000.00 of the business of the Applicant or Representative in a given calendar year.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

### APPLICANT REPRESENTATIVE:

By: \_\_\_\_\_ (Signature)  
 Name: Brian S. Adler (Print)  
 Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Mariano Corral (Print)  
 Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Felix Pardo (Print)  
 Title: Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Douglas Deans (Print)  
 Title: Surveyor (Print)

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

### PROPERTY OWNER:

By: \_\_\_\_\_ (Signature)  
 Name: Salo Wagenberg (Print)  
 Title: Owner Representative, Registered Agent (Print)

\*The terms "Business Relationship," "Client," "Customer," "Applicant," "Representative" and "Interested Person" are defined in Section 2-395 of the Aventura City Code.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: \_\_\_\_\_ (Signature)

Name: Salo Wagenberg (Print)

Title: Registered Agent (Print)

By: \_\_\_\_\_ (Signature)

Name: Felix Pardo (Print)

Title: Architect (Print)

By: \_\_\_\_\_ (Signature)

Name: Brian S. Adler (Print)

Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)

Name: Douglas Deans (Print)

Title: Engineer (Print)

By: \_\_\_\_\_ (Signature)

Name: Mariano Corral (Print)

Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)

Name: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

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By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

**NOTE: 1) Use duplicate sheets if disclosure information for Representative varies**

2) Applicants and Affiants are advised to timely supplement this Affidavit pursuant to Sec. 31-71(b)(2)(iv) of the City's Land Development Regulations in the City Code, in the event that prior to consideration of the application by the City Board or Commission, the information provided in the Affidavit becomes incorrect or incomplete.

**NOTARIZATION PROVISION**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Salo Wagenberg, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
SALO WAGENBERG

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of Florida At Large  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

Before me, the undersigned authority, personally appeared Brian S. Adler, Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
BRIAN S. ADLER

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public State of  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Mariano Corral, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
MARIANO CORRAL

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

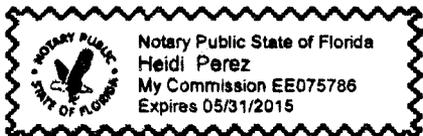
\_\_\_\_\_  
Notary Public State of Florida At Large  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Felix Pardo, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

\_\_\_\_\_  
FELIX PARDO

SWORN TO AND SUBSCRIBED before me this 21<sup>st</sup> day of December, 2012.



\_\_\_\_\_  
Notary Public State of Florida At Large  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: 5/31/15



# BUSINESS RELATIONSHIP AFFIDAVIT\*

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- 1. Affiant does not have a Business Relationship with any member of the City Commission or any City Advisory Board to which the application will be presented.
- 2. Affiant hereby discloses that it does have a Business Relationship with a member of the City Commission or a City Advisory Board to which the application will be presented, as follows:

\_\_\_\_\_ (List name of Commissioner or Advisory Board Member) who serves on the  
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- iii. The Applicant or Representative is a Client of a member of the City Commission or Board or a Client of another professional working from the same office or for the same employer as the member of the City Commission or Board;
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- v. The Applicant or Representative is a Customer of the member of the City Commission or Board (or of his or her employer) and transacts more than \$10,000.00 of the business of the member of the City Commission or Board (or his or her employer) in a given calendar year;
- vi. The member of the City Commission or Board is a Customer of the Applicant or Representative and transacts more than \$25,000.00 of the business of the Applicant or Representative in a given calendar year.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

### APPLICANT REPRESENTATIVE:

By: \_\_\_\_\_ (Signature)  
 Name: Brian S. Adler (Print)  
 Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Mariano Corral (Print)  
 Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)  
 Name: Felix Pardo (Print)  
 Title: Architect (Print)

By: [Signature] (Signature)  
 Name: Douglas Deans (Print)  
 Title: Surveyor (Print)

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

### PROPERTY OWNER:

By: \_\_\_\_\_ (Signature)  
 Name: Salo Wagenberg (Print)  
 Title: Owner Representative, Registered Agent (Print)

\*The terms "Business Relationship," "Client," "Customer," "Applicant," "Representative" and "Interested Person" are defined in Section 2-395 of the Aventura City Code.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: \_\_\_\_\_ (Signature)

Name: Salo Wagenberg (Print)

Title: Registered Agent (Print)

By: \_\_\_\_\_ (Signature)

Name: Brian S. Adler (Print)

Title: Attorney (Print)

By: \_\_\_\_\_ (Signature)

Name: Mariano Corral (Print)

Title: Landscape Architect (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

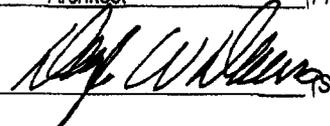
Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Name: Felix Pardo (Print)

Title: Architect (Print)

By:  (Signature)

Name: Douglas Deans (Print)

Title: Surveyor (Print)

By: \_\_\_\_\_ (Signature)

Name: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

By: \_\_\_\_\_ (Signature)

Title: \_\_\_\_\_ (Print)

Title: \_\_\_\_\_ (Print)

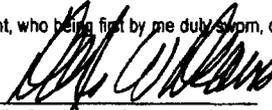
**NOTE: 1) Use duplicate sheets if disclosure information for Representative varies**

2) Applicants and Affiants are advised to timely supplement this Affidavit pursuant to Sec. 31-71(b)(2)(iv) of the City's Land Development Regulations in the City Code, in the event that prior to consideration of the application by the City Board or Commission, the information provided in the Affidavit becomes incorrect or incomplete.

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

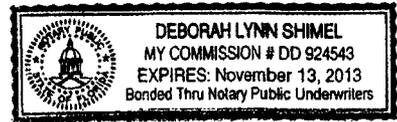
Before me, the undersigned authority, personally appeared Douglas Deans, the Affiant, who being first by me duly sworn, did swear or affirm that he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED before me this 14<sup>TH</sup> day of December, 2012.

  
DOUGLAS DEANS

  
Notary Public State of Florida At Large

Printed Name of Notary \_\_\_\_\_  
My commission expires: \_\_\_\_\_



ORDINANCE NO. 2013- \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AVENTURA BY AMENDING THE ZONING DESIGNATION FOR A 0.51 ACRE PARCEL OF LAND LOCATED AT 20605 NE 34 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM RS2, RESIDENTIAL SINGLE FAMILY DISTRICT TO RMF3A, MULTIFAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Aventura 34<sup>th</sup> AV, LLC, through Application 01-REZ-13, has applied to amend the Official Zoning Map of the City of Aventura by amending the zoning designation of the parcel legally described in Exhibit A attached hereto, from RS2, Residential Single Family District to RMF3A, Multifamily Medium Density Residential District; and

**WHEREAS** the applicant has proffered to prepare and record a declaration of restrictive covenants in a form satisfactory to the City Attorney, restricting density on the parcel of land subject of this rezoning request to no more than five (5) residential dwelling units, and the City Commission of the City of Aventura ("City Commission") has accepted such proffer; and

**WHEREAS**, the City Commission has been designated as the local planning agency for the City pursuant to Section 163.3174, Florida Statutes, and as the local planning agency has held a public hearing and determined that the rezoning is consistent with the applicable provisions of the City Comprehensive Plan; and

**WHEREAS**, the City Commission has held the required public hearing, duly noticed in accordance with law; and

**WHEREAS**, the City Commission has reviewed the application for rezoning and has considered the testimony of all interested parties at the public hearings, and has determined that the rezoning action set forth in this Ordinance is consistent with the Comprehensive Plan and the intended use of the land.

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

**Section 1. Recitals.** The foregoing whereas clauses are hereby ratified and incorporated within this Ordinance.

**Section 2. Official Zoning Map Amended.** That the Official Zoning Map of the City of Aventura is hereby amended by amending the zoning designation for a 0.51 acre parcel of land located at 20605 NE 34 Avenue (Folio Number 28-1235-010-0010) from RS2, Residential Single Family District, to RMF3A, Multifamily Medium Density Residential District. (see Exhibit "A" for Legal Description)

**Section 3. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4. Inclusion in the Code.** It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a

part of the Code of the City of Aventura, and that the Official Zoning Map of the City shall be revised so as to accomplish such intentions.

**Section 5. Effective Date.** This Ordinance shall be effective immediately upon adoption on second reading.

The foregoing Ordinance was offered by Commissioner \_\_\_\_\_, who moved its adoption on first reading. This motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Commissioner Howard Weinberg	_____
Commissioner Teri Holzberg	_____
Commissioner Enbar Cohen	_____
Commissioner Michael Stern	_____
Commissioner Billy Joel	_____
Vice Mayor Luz Urbàez Weinberg	_____
Mayor Susan Gottlieb	_____

The foregoing Ordinance was offered by Commissioner \_\_\_\_\_, who moved its adoption on second reading. This motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Commissioner Howard Weinberg	_____
Commissioner Teri Holzberg	_____
Commissioner Enbar Cohen	_____
Commissioner Michael Stern	_____
Commissioner Billy Joel	_____
Vice Mayor Luz Urbaez Weinberg	_____
Mayor Susan Gottlieb	_____

**PASSED** on first reading this 8<sup>th</sup> day of January, 2013.

**PASSED AND ADOPTED** on second reading this 5<sup>th</sup> day of February, 2013.

\_\_\_\_\_  
SUSAN GOTTLIEB, MAYOR

ATTEST:

\_\_\_\_\_  
TERESA M. SOROKA, MMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

\_\_\_\_\_  
CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL OF LAND

A parcel of land described as a portion of Tract "F" of First Addition Biscayne Yacht and Country Club, according to the Plat thereof, as recorded in Plat Book 89 at Page 100 of the Public Records of Dade County (now Miami-Dade County), Florida, more particularly described as follows:

Commence at the west  $\frac{1}{4}$  corner of Section 35, Township 51 South, Range 42 East, City of Aventura, Miami-Dade County, Florida; Thence  $S02^{\circ}00'25''E$  for 1.60 feet to a point of curvature of a circular curve concave to the northwest; Thence along the arc of said curve, having a radius of 1091.35 feet and a central angle of  $10^{\circ}19'43''$  for 196.74 feet to a point on said curve; Thence  $S81^{\circ}40'42''E$  on a line radial to the point on curve for 50.00 feet to a point on the boundary of said Tract "F"; Thence  $S08^{\circ}19'18''W$  for 1.69 feet to the point of beginning of said parcel of land; Thence along the boundary of said Tract "F" for the following three (3) courses; (1) Thence continue  $S08^{\circ}19'18''W$  for 96.00 feet to a point of curvature of a circular curve concave to the northeast; (2) Thence along the arc of said curve, having a radius of 50.00 feet and a central angle of  $90^{\circ}00'00''$  for 78.54 feet to the point of tangency; (3) Thence  $S81^{\circ}40'42''E$  for 106.00 feet to a point on said boundary of Tract "F"; Thence  $N08^{\circ}19'18''E$  for 146.00 feet; Thence  $N81^{\circ}40'42''W$  for 156.00 feet to the point of beginning.

This also being the same parcel of land described as Tract "A" of "Aventura Villas", according to the Plat thereof, as recorded March 22, 2010 in Plat Book 168 at Page 67 of the Public Records of Miami-Dade County, Florida.