

Local Planning Agency

Enid Weisman, Mayor

Enbar Cohen, Vice Mayor

Teri Holzberg, Commissioner

Denise Landman, Commissioner

Marc Narotsky, Commissioner

Robert Shelley, Commissioner

Howard Weinberg, Commissioner



City Manager

Eric M. Soroka, ICMA-CM

City Clerk

Ellisa L. Horvath, MMC

City Attorney

Weiss Serota Helfman

Cole & Bierman

**LOCAL PLANNING AGENCY
MEETING AGENDA
JUNE 2, 2015 – 6:00 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 2, 2014**
- 4. PUBLIC HEARING: MOTION RECOMMENDING ADOPTION OF THE FOLLOWING ORDINANCES:**
 - A. AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE COMPREHENSIVE MASTER PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE, CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", FROM BUSINESS AND OFFICE TO PARKS AND RECREATION; AMENDING THE COMPREHENSIVE MASTER PLAN BY AMENDING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" FROM PARKS AND RECREATION TO BUSINESS AND OFFICE; PROVIDING FOR SUBMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

- B. 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 PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", FROM B2, COMMUNITY BUSINESS DISTRICT TO ROS, RECREATION OPEN SPACE DISTRICT AND BY AMENDING THE ZONING DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "B", FROM ROS, RECREATION OPEN SPACE DISTRICT TO B2, COMMUNITY BUSINESS DISTRICT; APPROVING THE FOURTH AMENDMENT TO "RESTRICTIONS FOR BISCAYNE VILLAGE, MIAMI-DADE COUNTY, FLORIDA" RELATING TO THE GOLF COURSE AND COUNTRY CLUB PARCELS; ACCEPTING THE DECLARATION OF RESTRICTIONS CONTAINING THE APPLICANT'S PROFFER OF SITE IMPROVEMENTS AND OTHER RESTRICTIONS ON THE GOLF COURSE PARCEL, INCLUDING THE PARCEL DESCRIBED IN EXHIBIT "A"; 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. One or more members of the City of Aventura Advisory Boards may be in attendance and may participate at the meeting. Anyone wishing to appeal any decision made by the Aventura City Commission 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 W. 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.



**MINUTES
LOCAL PLANNING AGENCY
MEETING
SEPTEMBER 2, 2014 AT 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 Enbar Cohen, Teri Holzberg, Michael Stern, Luz Urbáez Weinberg, Howard Weinberg, Vice Mayor Billy Joel, Mayor Gottlieb, City Manager Eric M. Soroka, City Clerk Teresa M. Soroka and City Attorney Alan Gabriel. As a quorum was determined to be present, the meeting commenced.
2. **PLEDGE OF ALLEGIANCE:** Led by Aventura Police Chief Steven Steinberg, Aventura Police Officer Ruben Brizuela and Sunny Isles Beach Police Chief Fred Maas.
3. **APPROVAL OF MINUTES:** A motion to approve the minutes of the July 8, 2014 LPA Hearing was offered by Vice Mayor Joel, seconded by Commissioner Luz Weinberg and unanimously passed.
4. **PUBLIC HEARING: MOTION RECOMMENDING ADOPTION OF THE FOLLOWING ORDINANCE:** Mr. Wolpin read the following ordinance by title:

AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 31-144(C), COMMUNITY BUSINESS DISTRICT, SUBSECTION c)(5)b. TO PROVIDE FOR INTERNAL CONSISTENCY AND CROSS-REFERENCE RELATED TO HEIGHT OF SHOPPING CENTER BUILDINGS; AMENDING SECTION 31-144(C), COMMUNITY BUSINESS DISTRICT, SUBSECTION c)(1)t. TO PROVIDE FOR INTERNAL CONSISTENCY AND CROSS-REFERENCE RELATED TO PET SHOPS; AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, SUBSECTION (e)(2) OF SECTION 4-2 TO CLARIFY EXEMPTION FOR DINING ROOMS AND RESTAURANTS; AMENDMENT TO SECTION 31-234, OUTDOOR LIGHTING STANDARDS, TO PROVIDE CONSISTENCY WITH THE MIAMI-DADE COUNTY CODE OF ORDINANCES AND AMENDING SECTION 31-221, LANDSCAPING REQUIREMENTS, TO PROVIDE CONSISTENCY WITH THE MIAMI-DADE COUNTY CODE OF ORDINANCES AND TO INCREASE THE MINIMUM HEIGHT OF TREES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

A motion to recommend adoption of this item was offered by Commissioner Holzberg, and seconded by Commissioner Cohen. Community Development Director Joanne 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. The motion to recommend adoption was unanimously passed.

5. **ADJOURNMENT:** There being no further business to come before the Local Planning Agency, the meeting adjourned at 6:13 p.m.

Ellisa L. Horvath, MMC, City Clerk

Approved by the Local Planning Agency on June 2, 2015.

/tms

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: May 11, 2015

SUBJECT: Application by TB Isle Resort, LP for small scale amendments to the City's Comprehensive Plan to change the Future Land Use Map designation of one parcel of land within the Turnberry Isle Resort totaling 2.111 acres from Business and Office to Parks and Recreation and to change the land use designation of a second parcel of land within the Turnberry Isle Resort totaling 2.111 acres from Parks and Recreation to Business and Office (01-CPA-15 and 02-CPA-15 - Small Scale Amendments)

June 2, 2015	Local Planning Agency Agenda Item <u>4A</u>
June 2, 2015	City Commission Meeting Agenda Item <u>7A</u>
July 7, 2015	City Commission Meeting Agenda Item _____

RECOMMENDATION

It is recommended that the City Commission:

1. Approve the small scale Comprehensive Plan map amendment to change the land use designation of one parcel of land on West Country Club Drive totaling 2.111 acres from Business and Office to Parks and Recreation; and
2. Approve the small scale Comprehensive Plan map amendment to change the land use designation of one parcel of land on West Country Club Drive totaling 2.111 acres from Parks and Recreation to Business and Office; and

THE REQUEST

The applicant, TB Isle Resort, LP, is requesting two small scale Comprehensive Plan map amendments to allow an exchange of future land use designation on parcels totaling 2.111

acres each on West Country Club Drive. The northerly parcel (the "North Parcel") as shown on the attached Exhibit "B" is requested to be changed from Parks and Recreation to Business and Office and the southerly parcel (the "South Parcel") as shown on the attached Exhibit "A" is requested to be changed from Business and Office to Parks and Recreation to facilitate a rezoning of the North Parcel from ROS, Recreation Open Space District to B2, Community Business District and a rezoning of the South Parcel from B2, Community Business District to ROS, Recreation Open Space District. (See Exhibit #1 for Letter of Intent)

BACKGROUND

OWNER OF PROPERTY	TB Isle Resort, LP
NAME OF APPLICANT	TB Isle Resort, LP
LOCATION OF PROPERTY	19999 West Country Club Drive See Exhibit #2 for Location Map See Exhibit #3 for Parcel Locations
SIZE OF PROPERTY	North Parcel: 2.111 acres South Parcel: 2.111 acres
PROPERTY DESCRIPTION	See Exhibit "A" for South Parcel Description See Exhibit "B" for North Parcel Description

DESCRIPTION /BACKGROUND

The site owned by the applicant is comprised of the Turnberry Isle Resort and the Turnberry Golf Club on West Country Club Drive. The applicant requests an exchange of future land use designations on two parcels of land within the golf course and resort on West Country Club Drive to facilitate future redevelopment of the resort. The redevelopment plan contemplates amendment from Business and Office to Parks and Recreation future land use designation and corresponding change in zoning from existing country club (B2) zoning to golf club (ROS) zoning on the South Parcel. In turn, the North Parcel, equal in land area, currently designated as Parks and Recreation on the future land use map is proposed to be changed to Business and Office and rezoned as country club (B2). The amount of land that is located in each future land use category and in each zoning category would not change, simply its location.

The North Parcel, shown on Exhibit "B", is the current location of the conference center entry, service road and waterfall. The South Parcel, shown on Exhibit "A", is the current location of the maintenance, laundry, nursery and storage area. The applicant requests the comprehensive plan amendments to allow rezoning of these parcels from ROS to B2 and from B2 to ROS respectively to facilitate the proposed expansion of the resort.

The owner has submitted an application for administrative site plan approval which may be processed if the requested comprehensive plan amendment and concurrent rezoning applications are approved.

The existing uses on the Parcels comply with the uses permitted in the respective proposed zoning categories. The conference entry, service road and waterfall located on the North Parcel to be changed from ROS to B2 are permitted uses in the B2 zone. The maintenance, laundry, nursery and storage area on the South Parcel proposed to be changed from B2 to ROS are accessory uses to the golf course which is a permitted use in the ROS zoning category.

HISTORY

The North Parcel was originally zoned B2, Community Business District, with a Business and Office future land use designation. The South Parcel was originally zoned ROS, Recreation Open Space District, with a Parks and Recreation future land use designation. In June of 2009, the applicant requested an exchange of comprehensive plan designation and zoning categories on parcels totaling 2.69 acres each, including the North and South Parcels, to facilitate development of a twelve story hotel on the South Parcel. This exchange was approved through Ordinances Nos. 2009-12 and 2009-13 passed by the City Commission on June 2, 2009. The hotel development was approved through Administrative Site Plan Approval issued October 28, 2013. This development did not occur and the applicant has proposed a revised plan to construct a two story conference center, demolish and expand one of the existing freestanding hotel buildings, construct a one story addition to the existing parking garage, expand the existing porte-cochere at the clubhouse building and construct one new nursery/maintenance building.

ANALYSIS

I. South Parcel (described in Exhibit "A" to this application)

Future Land Use Designation

Subject Property:	Business and Office
Properties to the North:	Business and Office and Parks and Recreation
Properties to the South:	Medium-High Density Residential
Properties to the East:	Parks and Recreation
Properties to the West:	Business and Office

Zoning

Subject Property:	B2, Community Business District
Properties to the North:	B2, Community Business District and ROS, Recreation Open Space District
Properties to the South:	RMF4, Multifamily High Density Residential District
Properties to the East:	ROS, Recreation Open Space
Properties to the West:	B2, Community Business District

Existing Land Use

Subject property: nursery/maintenance/storage area
Properties to the North: service road, surface parking, parking garage
Properties to the South: residential condominium
Properties to the East: golf course
Properties to the West: regional mall

II. North Parcel (described in Exhibit “B” to this application)

Future Land Use Designation

Subject Property: Parks and Recreation
Properties to the North: Business and Office
Properties to the South: Business and Office and Parks and Recreation
Properties to the East: Business and Office
Properties to the West: Parks and Recreation

Zoning

Subject Property: ROS, Recreation Open Space District
Properties to the North: B2, Community Business District
Properties to the South: ROS, Recreation Open Space District
Properties to the East: B2, Community Business District
Properties to the West: ROS, Recreation Open Space District

Existing Land Use

Subject property: conference center entry, service road, waterfall
Properties to the North: resort and conference center
Properties to the South: golf course and maintenance/nursery/storage area
Properties to the East: golf course, conference center
Properties to the West: service road, surface parking, parking garage

Access – The Parcels front on West Country Club Drive. Access is existing to the Parcels.

Conformity to City Comprehensive Plan – The amendments are consistent with the goals, objectives and policies of the City’s Comprehensive Plan. More specifically, the proposal is consistent with the following policies in the Future Land Use, Parks and Recreation and Redevelopment Elements of the Plan:

Future Land Use Element

Policy 8.2 Applications to amend the City's Future Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- 1. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the City;*

The proposed amendments will accommodate economic growth of the City by facilitating expansion of the existing resort.

- 2. Enhance or impede provision of services at adopted LOS Standards;*

Traffic – The Parcels are located on West Country Club Drive and are of equal size. There will be no net increase in size to either land use category, therefore traffic volumes are expected to remain constant. Therefore, these applications will not impede provision of traffic services.

Water – There will be no net increase in size to either land use category, therefore, provision of services will not be impeded.

Sewer – There will be no net increase in size to either land use category, therefore, provision of services will not be impeded.

Mass Transit – A bus transit facility is located at Aventura Mall, located immediately across the street from the subject sites. Future development of the proposed business and office parcel will be required to provide pedestrian linkage to County and City transit services that are safe and convenient to transit users.

Parks and Recreation – The City presently exceeds LOS standards for park space. There is no decrease or addition to park space since there will be no net increase in size to either land use category. Therefore, provision of service at adopted level of service standard will not be impeded.

Stormwater Drainage – There is no net increase in size to either land use category, therefore, provision of services will not be impeded.

Solid Waste – There is no net increase in size to either land use category, therefore, provision of services will not be impeded.

3. *Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and*

The proposed amendments are compatible with abutting and nearby land uses and will protect the character of the neighborhood. The existing business and office site is now proposed further to the north of the existing residential development and the site now designated as Business and Office is proposed to be designated as Parks and Recreation which will further buffer development for the existing residential development to the south.

4. *Enhance or degrade environmental or historical resources, features or systems of significance.*

The proposed amendments will not degrade the environmental or historical resources, features or systems of significance.

Parks and Recreation Element

Policy 4.1 The City adopts a level of service requiring 2.75 acres of net useable park land per 1,000 residents, implemented by the concurrency management system.

The estimated current population for the City of Aventura is 37,239. These amendments do not increase population. The amount of park and recreation land required by the park level of service standard is $37,239 \times 2.75/1000$ or 102 acres. The existing available park and recreation land is 117 acres. No deficiency exists and the proposed amendments will not create a deficiency in this standard.

Redevelopment Element

Policy 2.11 The location of parking, curb cuts, walkways, bike lanes, signage, lighting and landscape treatments shall be co-ordinated to provide maximum user safety, while improving the comprehensive aesthetic appearance of Aventura.

The applicant will be required, through the site plan review process when the proposed business and office site is developed, to locate parking, curb cuts, walkways, bike lanes, signage, lighting and landscape treatments to maximize user safety and improve the aesthetics of the City.

Traffic Generation – A traffic generation study is not required for this comprehensive plan amendment application because there will be no net increase in size to either land use category and the properties in question are both located along West Country Club Drive. The traffic volumes on this street should therefore remain constant with these proposed land use amendments. Both a traffic study and a queuing study will be required as part of the subsequent site plan approval application by this applicant to ensure that proper traffic related standards are met prior to development.

School Impacts – The requested change in land use designations do not require analysis for school impacts since both land use designations are non-residential and do not generate new students into the school system.

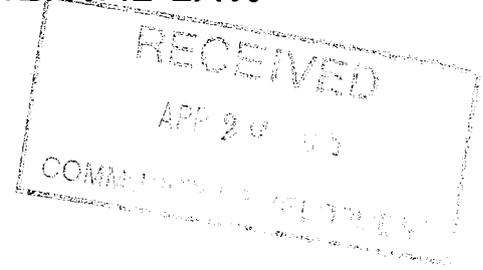
Conformity to City Land Development Regulations – The proposed amendments will facilitate a proposed rezoning of the North Parcel from ROS, Recreation Open Space District to B2, Community Business District and a proposed rezoning of the South Parcel from B2, Community Business District to ROS, Recreation Open Space District. Future development will be in accordance with the site development standards of those zoning districts.

Coastal High Hazard Location – This site is not located in a designated coastal high hazard area.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE (305) 377-6238
E-Mail mmarrero@BRZoningLaw.com



VIA HAND DELIVERY

April 17, 2015

Joanne Carr, Planning Director
City of Aventura
19200 West Country Club Drive, 4th Floor
Aventura, Florida 33180

Exhibit 1
01 & 02-CPA-15

Re: 19999 West Country Club Drive; Zoning District Change and Comprehensive Land Use Amendment

Dear Joanne:

This law firm represents TB Isle Resort, LP with regard to the improvements and redevelopment of the Turnberry Isle Miami at 19999 West Country Club Drive (the "Property"). This letter shall serve as the Applicant's letter of intent to rezone and redesignate a portion of the Property from ROS / Parks and Recreation to B2 / Business and Office; and to rezone and redesignate an equal portion of B2 / Business and Office area to ROS / Parks and Recreation. These zoning and CDMP amendments are part of the redevelopment of the Property.

The plan for the redevelopment of the country club/golf course includes a change in the zoning from existing country club (B2) area to the ROS zoning district and Parks and Recreation designation on the City's Future Land Use Map. In turn, certain areas that are zoned ROS and designated Parks & Recreation would become part of the B2 zoning district and Business and Office designation on the City's Future Land Use Map. The amount of land that is located in each zoning district would not change, simply its location.

Section 31-148 of the City Code states that the ROS District "is intended to provide for the recreation and open space needs of the City." Pools and tennis courts certainly contribute to the recreational needs of the City, and thus are in the spirit of the ROS District. Furthermore, the following uses are explicitly permitted in the ROS District:

- a. Open space and passive recreational areas;
- b. Golf course;
- c. Boat ramps and docks;
- d. Outdoor cultural, educational and civic facilities;
- e. Parks;
- f. Waterways; and
- g. Uses accessory to any of the above uses when located on the same plot.

There is no detailed description of “parks” in the Use Regulations of the ROS District, nor is it defined in the City’s land development regulations. However, common sense dictates that parks are intended to include tennis courts and pools, as a permitted uses. Nevertheless, at a minimum, they should both be considered accessory uses to parks and golf courses.

(1) The proposed amendment is consistent with goals, objectives and policies of the City's Comprehensive Plan.

The proposed change will not be inconsistent with the goals, objectives and policies of the City’s Comprehensive Plan. There will be no net change in the amount of land for either zoning district.

(2) The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

There Property is already zoned a combination of B2 and ROS, and there additional lands surrounding the Property that are zoned B2 and ROS. Furthermore, since the resulting areas of each zoning district on the Property will be the same as prior to the amendment, the change is certainly compatible.

(3) The subject property is physically suitable for the uses permitted in the proposed district.

Although there has not yet been a site plan associated with this application, the anticipated uses permitted in the proposed districts are, not only physically suitable but, compatible and associated with the existing use on the Property.

(4) There are sites available in other areas currently zoned for such use.

Not applicable. The effect of this application will result in the same amount of Parks and Recreation / ROS and Business and Office / B2 land.

(5) If applicable, the proposed change will contribute to redevelopment of an area in accordance with an approved redevelopment plan.

The proposed change has been contemplated as an element of the ongoing Property redevelopment.

(6) The proposed change would adversely affect traffic patterns or congestion.

The proposed change will have no adverse traffic impact. Any additional traffic will be reviewed pursuant to a subsequent site plan application.

(7) 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.

The application proposes no increase in population or overall changes in use.

(8) Whether the proposed change would have an adverse environmental impact on the vicinity.

There is not expected to be any environmental impact as a result of this application.

(9) Whether 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. Again, the resulting zoning and comprehensive plan designations will be the same as currently provided, but in slightly different locations within the Applicant's property.

Conclusion. The proposed amendments to the City's Future Land Use Map and the City's Zoning Map are part of the current development plan for the country club. As described in the foregoing letter, the net amount of ROS/Parks and Recreation and B2/Business and Office land will remain the same following

Ms. Joanne Carr
April 17, 2015
Page 4 of 4

these amendments, and it will all be retained on the Property. As such, we look forward to your positive review and recommendation of these applications. Please feel free to contact me regarding any comments or questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to be 'MJM', written in a cursive style.

Michael J. Marrero

cc: Ms. Joanne Carr, Planning Director
David Wolpin, City Attorney

BROWARD COUNTY

DADE COUNTY

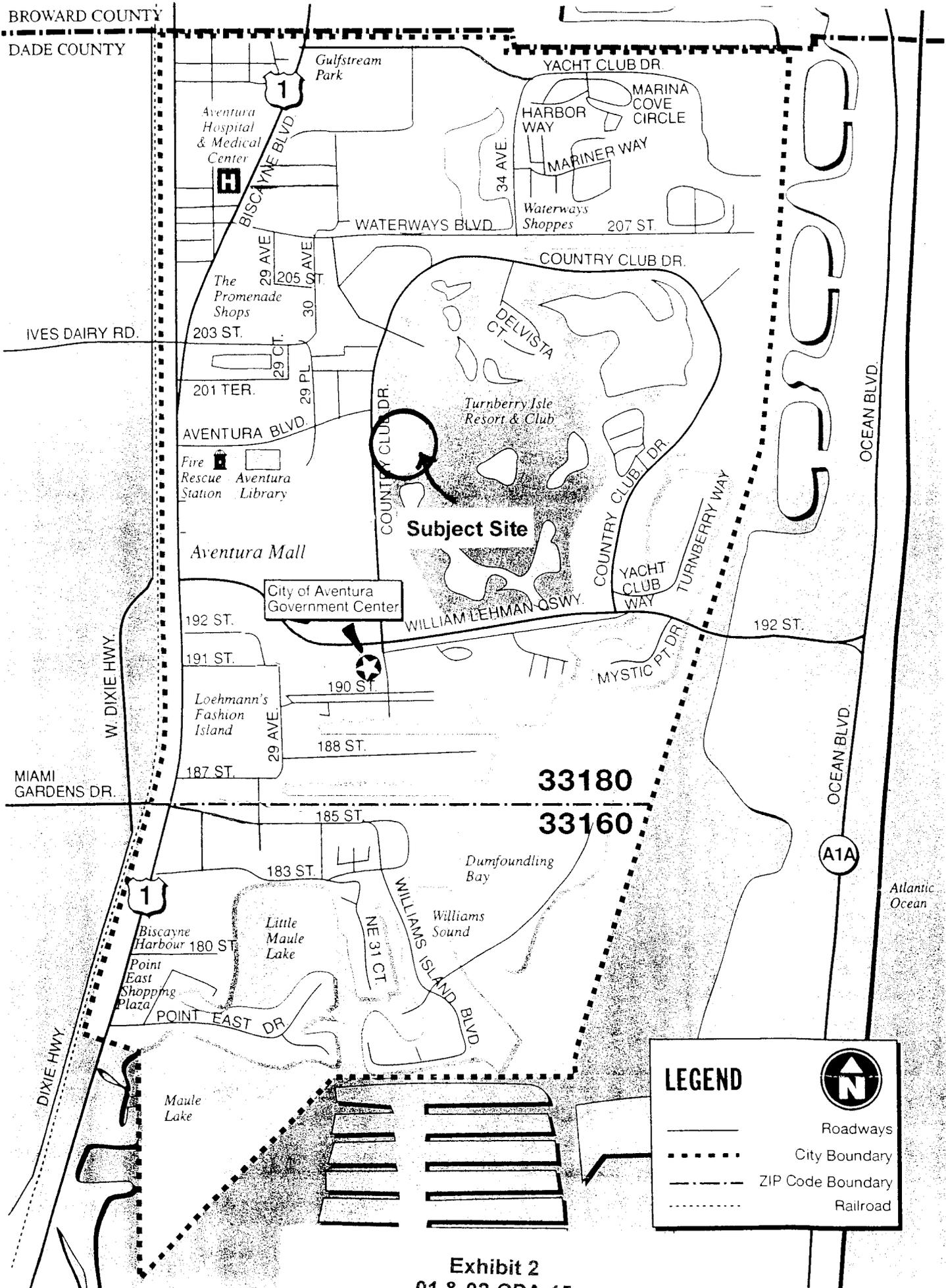
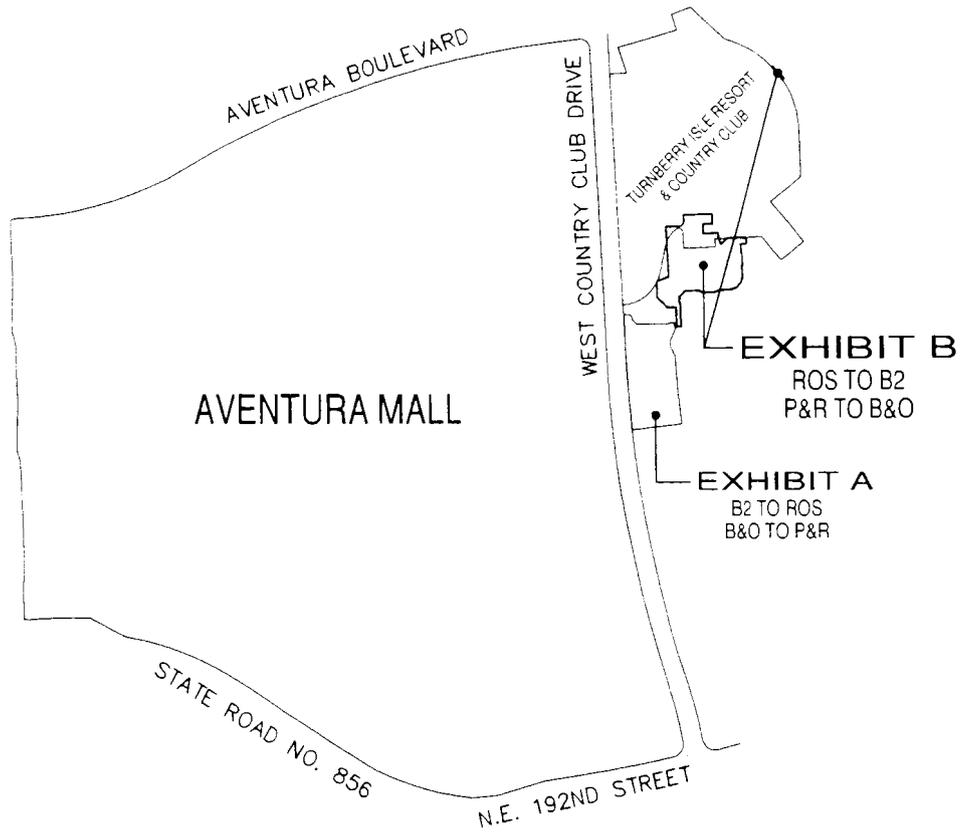


Exhibit 2
01 & 02-CPA-15

Exhibit 3
01 & 02-CPA-15



Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-B
Sheet	4 of 4

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Tract H-H of said plat of FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB; thence N 81°00'38" E along the North line of said Tract H-H for 211.44 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 81°00'38" E; thence Northwesterly along a 4299.22 foot radius curve leading to the right through a central angle of 3°48'14" for an arc distance of 285.43 feet to a non-tangent point; thence N 28°44'32" W for 43.73 feet; thence N 03°20'32" W for 24.05 feet; thence N 21°07'43" E for 63.17 feet; thence S 87°20'20" W for 6.30 feet; thence N 02°39'40" W for 15.79 feet; thence S 87°20'20" W for 23.77 feet; thence S 42°20'20" W for 2.49 feet; thence S 87°20'23" W for 138.29 feet; thence N 47°39'40" W for 26.09 feet; thence N 02°39'40" W for 6.48 feet to a point of curvature; thence Northwesterly and Southwesterly along a 15.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency; thence S 87°20'20" W for 17.99 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°09'27" E; thence Southeasterly along the Westerly line of said Tract U and Easterly right of way line of West Country Club Drive, also being a 4510.66 foot radius curve leading to the left through a central angle of 6°08'49" for an arc distance of 483.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:

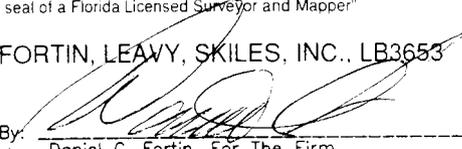
- This site lies in Section 3, Township 52 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on April 8, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

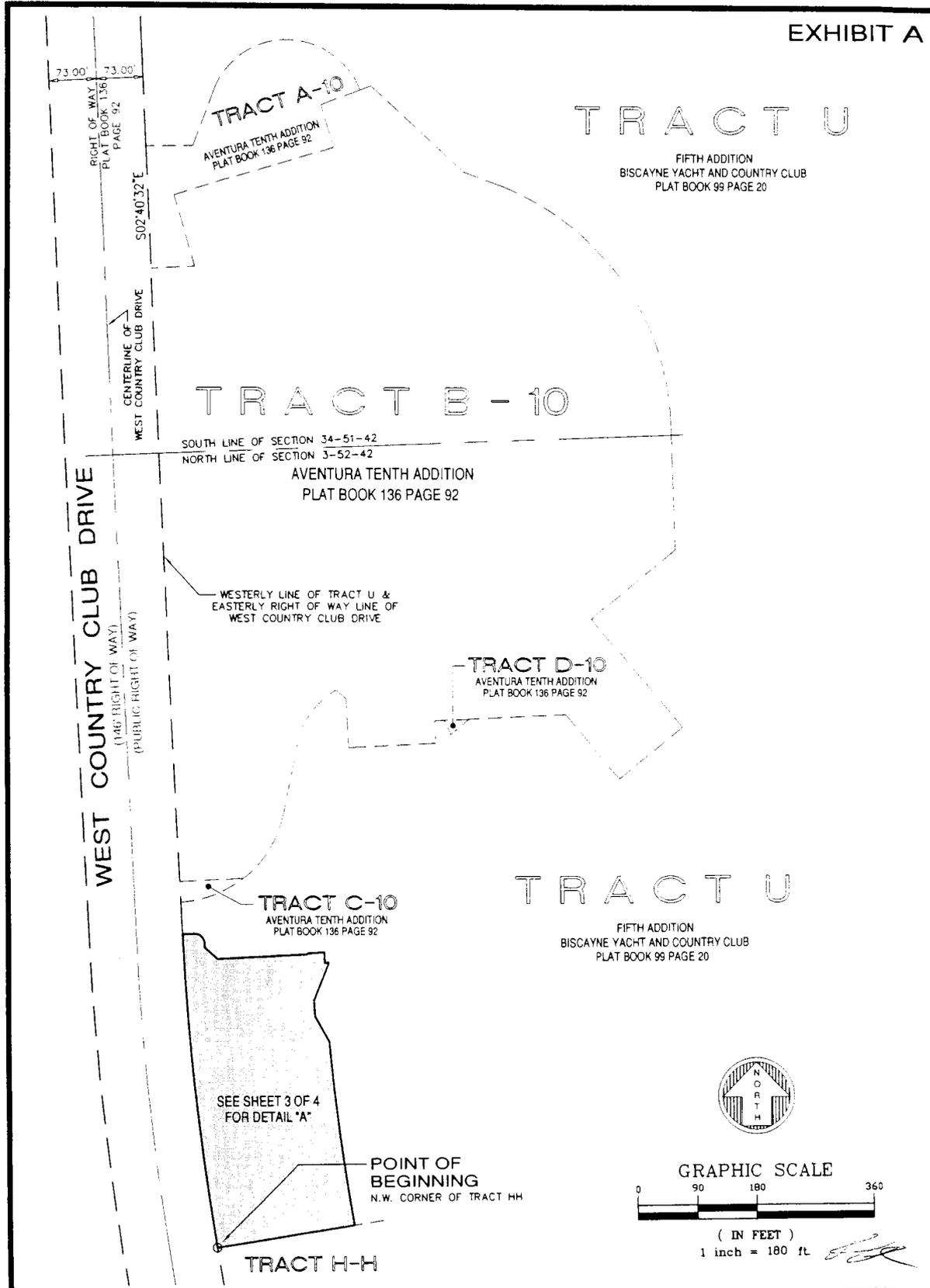
Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

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Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-A
Sheet	1 of 4

EXHIBIT A



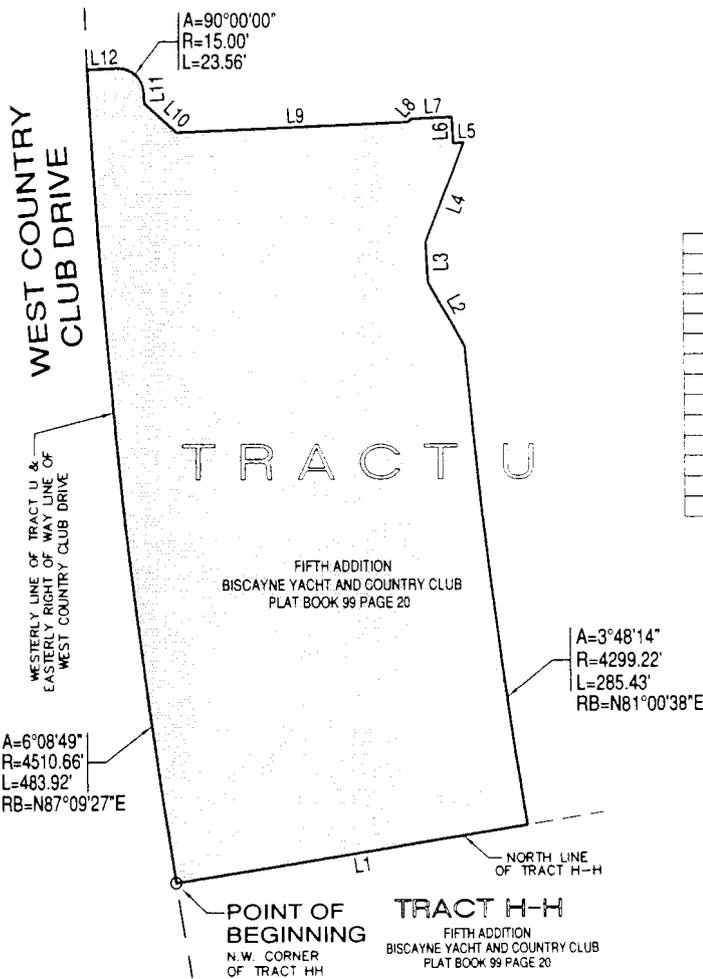
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SKETCH OF DESCRIPTION

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 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	1"=180'
Job No.	150445
Dwg No.	1015-037-A
Sheet	2 of 4

EXHIBIT A



LINE TABLE		
LINE	LENGTH	BEARING
L1	211.44	N81°00'38"E
L2	43.73	N28°44'32"W
L3	24.05	N03°20'32"W
L4	63.17	N21°07'43"E
L5	6.30	S87°20'20"W
L6	15.79	N02°39'40"W
L7	23.77	S87°20'20"W
L8	2.49	S42°20'20"W
L9	138.29	S87°20'23"W
L10	26.09	N47°39'40"W
L11	6.48	N02°39'40"W
L12	17.99	S87°20'20"W



DETAIL "A"

Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-A
Sheet	3 of 4

EXHIBIT A



Handwritten signature or initials in the bottom right corner of the map area.

Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-A
Sheet	4 of 4

LEGAL DESCRIPTION:

EXHIBIT B

A portion of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92, and a portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract D-10 of said plat of AVENTURA TENTH ADDITION; thence S 50°38'09" W along the Southeasterly line of said Tract D-10 for 36.81 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 72°28'08" W; thence Northwesterly along the Westerly line of said Tract D-10, also being a 120.00 foot radius curve leading to the left through a central angle of 11°16'19" for an arc distance of 23.61 feet to a non-tangent point; thence N 02°20'33" W for 24.13 feet; thence S 87°26'47" W for 62.28 feet; thence N 02°33'13" W for 39.61 feet; thence N 87°26'47" E for 41.45 feet; thence N 02°33'13" W for 42.01 feet; thence S 87°26'47" W for 120.69 feet; thence S 02°33'13" E for 33.67 feet; thence S 42°26'47" W for 16.77 feet; thence S 87°26'47" W for 63.18 feet; thence S 02°40'32" E for 210.19 feet; thence S 69°21'03" W for 52.68 feet; thence S 00°35'40" W for 66.67 feet; thence S 45°59'34" E for 61.79 feet; thence N 87°27'33" E for 35.71 feet; thence S 02°57'10" E for 74.43 feet; thence S 21°07'43" W for 8.51 feet; thence N 87°20'20" E for 20.53 feet; thence N 02°39'40" W for 100.00 feet; thence S 87°20'20" W for 1.67 feet; thence N 02°39'40" W for 26.70 feet; thence N 87°20'20" E for 3.66 feet; thence N 42°20'20" E for 23.73 feet; thence N 02°39'40" W for 3.16 feet; thence N 87°20'20" E for 66.01 feet; thence S 02°39'40" E for 5.67 feet; thence N 87°20'20" E for 12.38 feet; thence S 02°39'40" E for 3.83 feet; thence N 87°20'20" E for 52.75 feet; thence N 02°39'40" W for 3.83 feet; thence N 87°20'20" E for 12.38 feet; thence N 02°39'40" W for 3.50 feet; thence N 87°20'20" E for 59.00 feet; thence N 02°39'40" W for 5.08 feet; thence N 87°20'20" E for 12.23 feet; thence N 42°20'20" E for 36.63 feet; thence N 02°39'40" W for 12.23 feet; thence N 87°20'20" E for 5.08 feet; thence N 02°39'40" W for 55.00 feet; thence N 87°20'20" E for 2.67 feet; thence N 02°39'40" W for 52.75 feet; thence S 87°20'20" W for 2.67 feet; thence N 02°39'40" W for 37.22 feet; thence N 87°20'20" E for 25.34 feet; thence N 02°39'40" W for 26.76 feet; thence S 87°26'47" W along the exterior boundary line of said Tract B-10 for 77.46 feet to the Point of Beginning.

AND

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the most Northerly corner of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92 of said Public Records of Miami-Dade County, Florida, the following four (4) courses being along the exterior boundary line of said Tract B-10; 1) thence S 47°08'16" E for 193.28 feet; 2) thence S 69°22'04" E for 60.00 feet to a point curvature; 3) thence Southeasterly along a 400.00 foot radius curve leading to the right through a central angle of 25°40'53" for an arc distance of 179.29 feet to the Point of Beginning; 4) thence continue Southeasterly along said 400.00 foot radius curve leading to the right through a central angle of 9°49'31" for an arc distance of 68.59 feet; thence N 48°35'47" E for 7.26 feet; thence N 41°24'13" W for 68.44 feet; thence S 48°35'47" W for 4.11 feet to the Point of Beginning.

SURVEYOR'S NOTES:

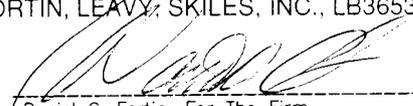
- This site lies in Section 3, Township 52 South, Range 42 East and Section 34, Township 51 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on April 9, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

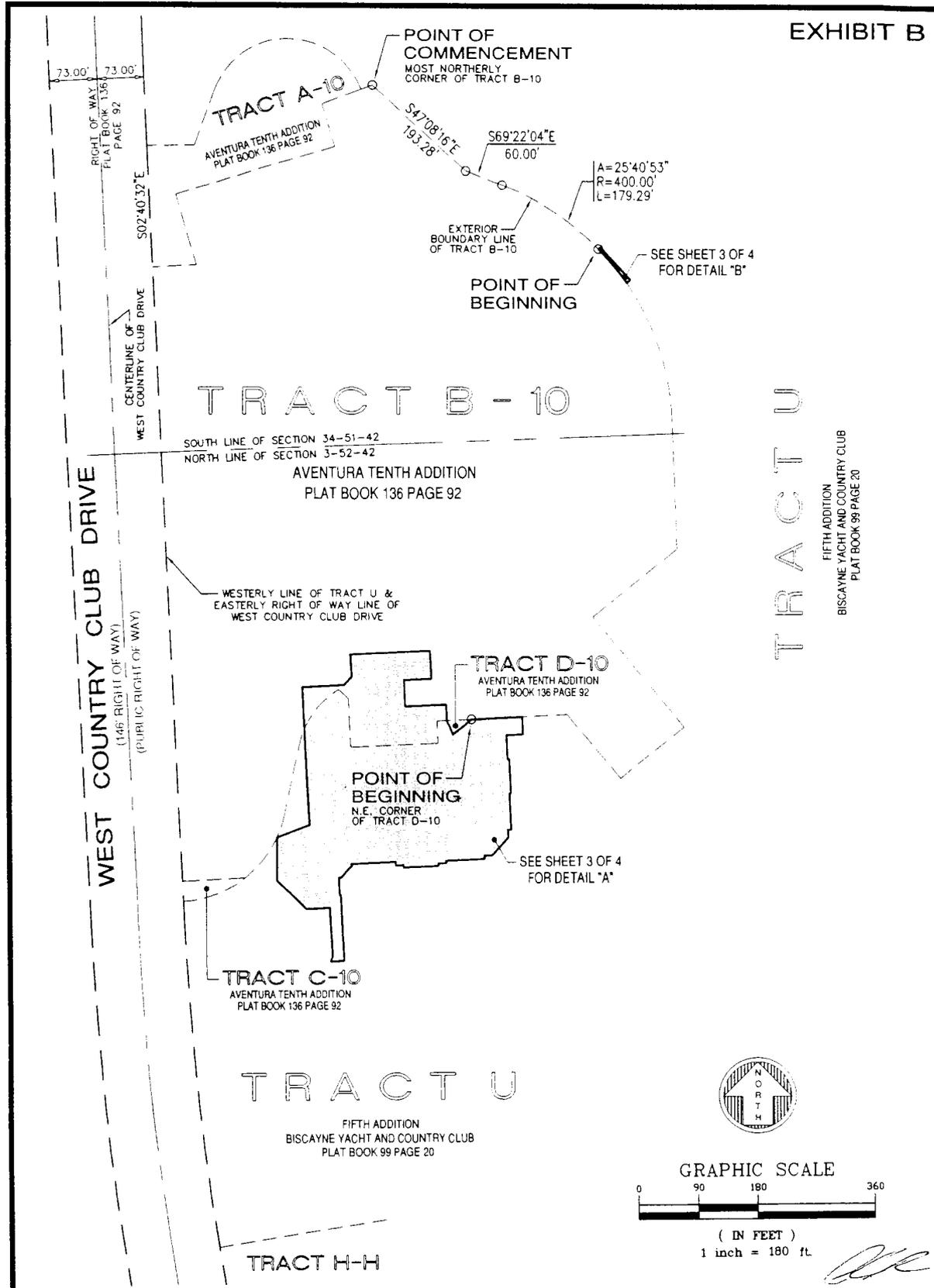
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

<table border="1"> <tr><td>Drawn By</td><td>MAP</td></tr> <tr><td>Cad. No</td><td>081221</td></tr> <tr><td>Ref. Dwg</td><td>2011-025</td></tr> <tr><td>Plotted:</td><td>4/9/15 11:00a</td></tr> </table>	Drawn By	MAP	Cad. No	081221	Ref. Dwg	2011-025	Plotted:	4/9/15 11:00a	<p>LEGAL DESCRIPTION, NOTES & CERTIFICATION</p> <p>FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com</p>	<table border="1"> <tr><td>Date</td><td>4/9/15</td></tr> <tr><td>Scale</td><td>NOT TO SCALE</td></tr> <tr><td>Job No</td><td>150445</td></tr> <tr><td>Dwg. No.</td><td>1015-037-B</td></tr> <tr><td>Sheet</td><td>1 of 4</td></tr> </table>	Date	4/9/15	Scale	NOT TO SCALE	Job No	150445	Dwg. No.	1015-037-B	Sheet	1 of 4
Drawn By	MAP																			
Cad. No	081221																			
Ref. Dwg	2011-025																			
Plotted:	4/9/15 11:00a																			
Date	4/9/15																			
Scale	NOT TO SCALE																			
Job No	150445																			
Dwg. No.	1015-037-B																			
Sheet	1 of 4																			

EXHIBIT B



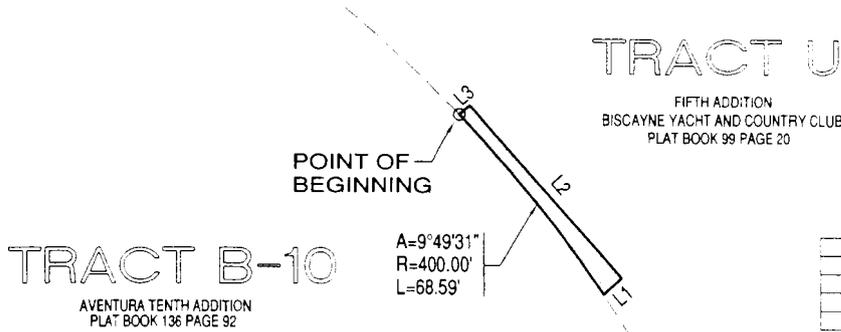
Drawn By	MAP
Cad. No.	081221
Ref. Dwg	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	1"=180'
Job. No.	150445
Dwg. No.	1015-037-B
Sheet	2 of 4

EXHIBIT B



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.26	N48°35'47\"E
L2	68.44	N41°24'13\"W
L3	4.11	S48°35'47\"W

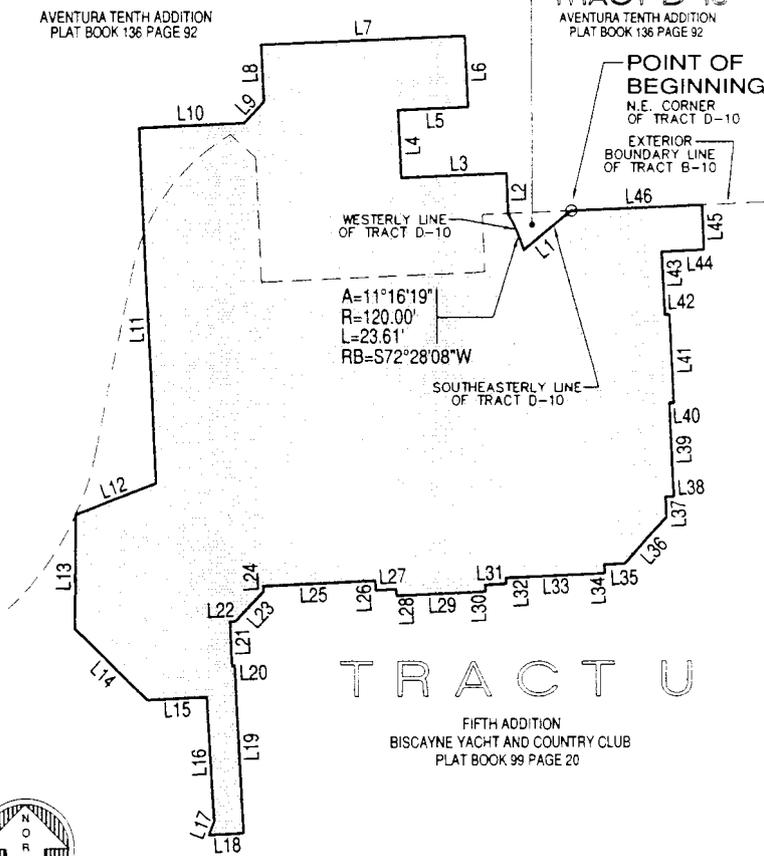
DETAIL "B"

TRACT B-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92

TRACT D-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.81	S50°38'09\"W
L2	24.13	N02°20'33\"W
L3	62.28	S87°26'47\"W
L4	39.61	N02°33'13\"W
L5	41.45	N87°26'47\"E
L6	42.01	N02°33'13\"W
L7	120.69	S87°26'47\"W
L8	33.67	S02°33'13\"E
L9	16.77	S42°26'47\"W
L10	63.18	S87°26'47\"W
L11	210.19	S02°40'32\"E
L12	52.66	S69°21'03\"W
L13	66.67	S00°35'40\"W
L14	61.79	S45°59'34\"E
L15	35.71	N87°27'33\"E
L16	74.43	S02°57'10\"E
L17	8.51	S21°07'43\"W
L18	20.53	N87°20'20\"E
L19	100.00	N02°39'40\"W
L20	1.67	S87°20'20\"W
L21	26.70	N02°39'40\"W
L22	3.66	N87°20'20\"E
L23	23.73	N42°20'20\"E
L24	3.16	N02°39'40\"W
L25	66.01	N87°20'20\"E
L26	5.67	S02°39'40\"E
L27	12.38	N87°20'20\"E
L28	3.83	S02°39'40\"E
L29	52.75	N87°20'20\"E
L30	3.83	N02°39'40\"W
L31	12.38	N87°20'20\"E
L32	3.50	N02°39'40\"W
L33	59.00	N87°20'20\"E
L34	5.08	N02°39'40\"W
L35	12.23	N87°20'20\"E
L36	36.63	N42°20'20\"E
L37	12.23	N02°39'40\"W
L38	5.08	N87°20'20\"E
L39	55.00	N02°39'40\"W
L40	2.67	N87°20'20\"E
L41	52.75	N02°39'40\"W
L42	2.67	S87°20'20\"W
L43	37.22	N02°39'40\"W
L44	25.34	N87°20'20\"E
L45	26.76	N02°39'40\"W
L46	77.46	S87°26'47\"W

DETAIL "A"

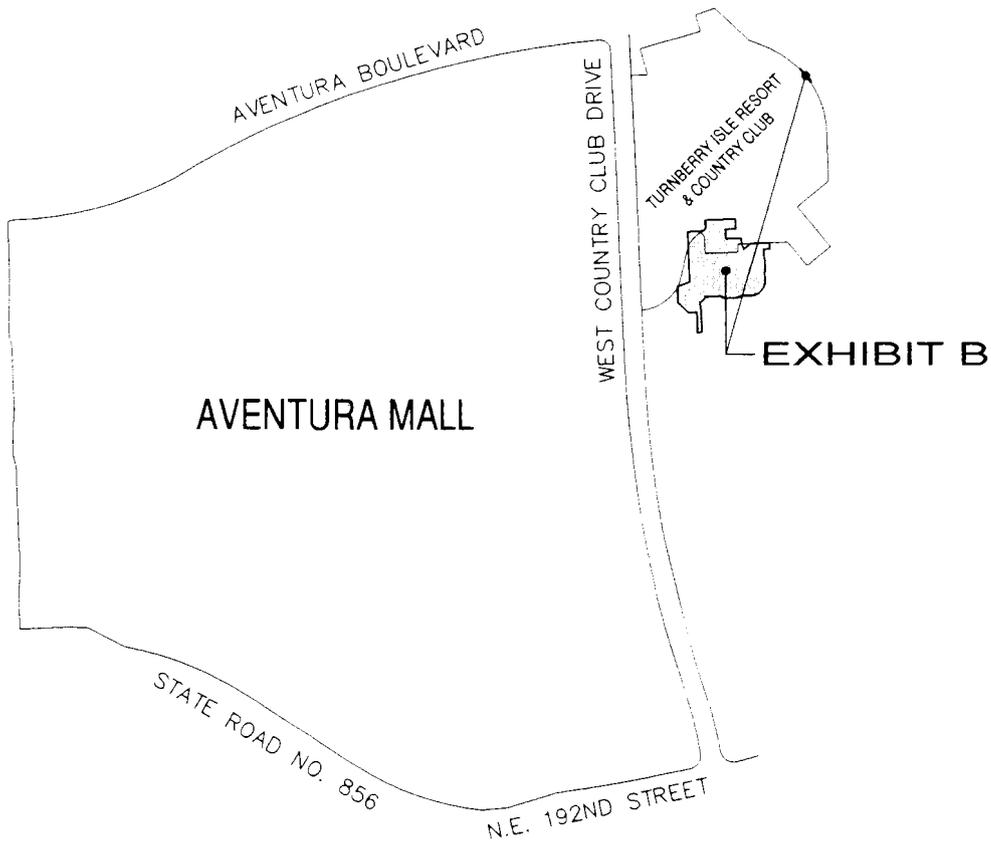
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Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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Dwg. No.	1015-037-B
Sheet	3 of 4

EXHIBIT B



Drawn By	MAP
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LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
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Scale	NOT TO SCALE
Job No.	150445
Dwg. No.	1015-037-B
Sheet	4 of 4



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>Michael J. Marrero</u>	<u>Attorney</u>
<u>Jeff Berrow</u>	<u>Attorney</u>
<u>Thomas Checcka</u>	<u>Civil Engineer</u>
<u>Don Fartin, Jr.</u>	<u>Surveyor</u>
<u>Donald Wolfe</u>	<u>Architect</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 18th DAY OF May, 2005

AUTHORIZED REPRESENTATIVE OF APPLICANT:

By: [Signature]
 (Signature)
 Name: Michael J. Marrero
 (Print)
 Title: Attorney
 Address: 200 S. Biscayne Blvd, # 850
Miami, FL 33131

OWNER

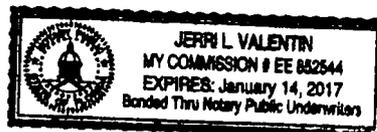
By: X [Signature]
 (Signature)
 Name: Jonathan Kury
 (Print)
 Title: General Counsel
 Address: 19950 W Country Club Drive, 10th Floor
Aventura, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me the undersigned authority personally appeared JONATHAN KURY 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 he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME this 18th day of May, 2005.

[Signature]
 AFFIANT
Jerril L. Valentin
 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:

- 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 18 DAY OF May 2008

APPLICANT:

By: [Signature] (Signature)
 Name: Michael J. Morron (Print)
 Title: Attorney (Print)

WITNESS MY HAND THIS 18 DAY OF May 2008

PROPERTY OWNER:

By: [Signature] (Signature)
 Name: Jeanette E. Kelly (Print)
 Title: Owner 6 Special Category 1 (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 18 DAY OF May, 2005

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: Michael J. Moran (Print)

Title: Attorney (Print)

By: [Signature] (Signature)

Name: Jeff Berceau (Print)

Title: Attorney (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

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.

WITNESS MY HAND THIS _____ DAY OF _____, 200__.

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: THOMAS CHECCA (Print)

Title: PROJECT ENGINEER (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

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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.

WITNESS MY HAND THIS 19 DAY OF MAY 2005

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: DON WOLFE (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

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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.

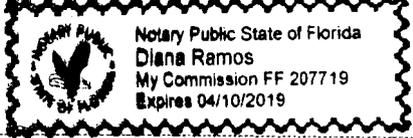
NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Michael Maccio 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.

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of May, 2005



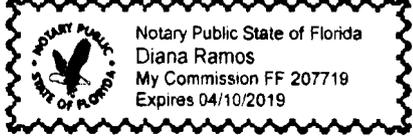
[Signature]
Notary Public State of Florida At Large
Diana Ramos
Printed Name of Notary
My commission expires: 4/10/19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Jeffrey Brown 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.

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of May, 2005



[Signature]
Notary Public State of Florida At Large
Diana Ramos
Printed Name of Notary
My commission expires: 4/10/19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

Notary Public State of Florida At Large

Printed Name of Notary
My commission expires: _____

NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared DANIEL FORCIN JR 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

[Handwritten Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of MAY, 2015

[Handwritten Signature]
Notary Public State of Florida At Large
SUSAN P. RAY
Printed Name of Notary
My commission expires 04-06-2016

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

Notary Public State of Florida At Large

Printed Name of Notary

My commission expires: _____

NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared THOMAS CHECCA 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.

Thomas Checca
X
AFFIANT



SWORN TO AND SUBSCRIBED before me this 18 day of May, 2008

Susan P. Kay
Notary Public State of Florida At Large
Printed Name of Notary SUSAN P. KAY
My commission expires: 04-06-2016

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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

WITNESS MY HAND THIS 18th DAY OF MAY, 2002015

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

By: _____ (Signature)

Name: DANIEL FORTIN JR (Print)

Name: _____ (Print)

Title: VP - FORTIN LEAVY SKIFFS (Print)

Title: _____ (Print)

By: _____ (Signature)

By: _____ (Signature)

Name: _____ (Print)

Name: _____ (Print)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

By: _____ (Signature)

Name: _____ (Print)

Name: _____ (Print)

Title: _____ (Print)

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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.

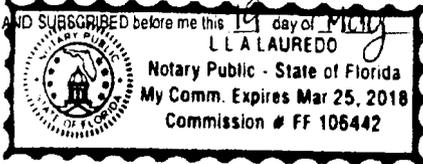
NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Donald Wolfe 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.

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 19 day of MAY, 20015



[Signature]
Notary Public State of Florida At Large
L L A LAUREDO
Printed Name of Notary
My commission expires: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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

ORDINANCE NO. 2015-__

AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA, AMENDING THE COMPREHENSIVE MASTER PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE, CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", FROM BUSINESS AND OFFICE TO PARKS AND RECREATION; AMENDING THE COMPREHENSIVE MASTER PLAN BY AMENDING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" FROM PARKS AND RECREATION TO BUSINESS AND OFFICE; PROVIDING FOR SUBMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Department of Community Affairs of the State of Florida found in compliance the City of Aventura Comprehensive Plan (the "Plan") in February 1999; and

WHEREAS, the Future Land Use Map of the Plan designated the property described in Exhibit "A", generally identified as the South Parcel on West Country Club Drive (the "South Parcel") as Business and Office; and

WHEREAS, the Future Land Use Map of the Plan designated the property described in Exhibit "B", generally identified as the North Parcel on West Country Club Drive (the "North Parcel") as Parks and Recreation; and

WHEREAS, the applicant, TB Isle Resort, LP, has made application to change the future land use designation of the South Parcel from Business and Office to Parks and Recreation; and

WHEREAS, the applicant, TB Isle Resort, LP, has made application to change the future land use designation of the North Parcel from Parks and Recreation to Business and Office; and

WHEREAS, the City Commission also desires to approve a Recreation Open Space zoning designation on the South Parcel and to approve a Community Business zoning designation on the North Parcel, conditioned upon the approval of these respective Plan amendments; and

WHEREAS, the City Commission has determined that the proposed amendments are consistent with the intent of the original development plan for the properties and that all public conditions and restrictions have been satisfied; and

WHEREAS, the Plan amendments will not result in impacts on any infrastructure system that will exceed established Level of Service standards and are otherwise consistent with the goals, objectives and policies of the Plan; and

WHEREAS, the City Commission believes it is in the best interest of the public to amend the future land use map designation on the South Parcel from Business and Office to Parks and Recreation and to amend the future land use map designation on the North Parcel from Parks and Recreation to Business and Office; and

WHEREAS, the City Commission believes the amendments will maintain the unique aesthetic character of the City and improve the quality of life for its residents by exchanging the future land use designations for these properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Purpose. That the action contemplated by this Ordinance preserves the unique aesthetic character of the City, ensures that adjacent land uses are compatible, protects property values, creates a better business climate, enhances the physical appearance of the community and preserves the natural beauty of the City.

Section 3. Amendment of Future Land Use Map Designation. That the future land use map designation of the South Parcel legally described in Exhibit "A" to this ordinance, totaling 2.111 acres, is hereby changed from Business and Office to Parks and Recreation.

Section 4. Amendment of Future Land Use Map Designation. That the future land use map designation of the North Parcel legally described in Exhibit "B" to this ordinance, totaling 2.111 acres, is hereby changed from Parks and Recreation to Business and Office.

Section 5. Severability. That 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 6. Inclusion in the Comprehensive Plan. That it is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Comprehensive Plan of the City of Aventura and that the Future Land Use Map of the Comprehensive Plan shall be revised so as to accomplish such intentions.

Section 7. Submittal. The City Clerk is directed to submit the amendment to the State of Florida Department of Economic Development as provided under Chapter 163, Part II of the Florida Statutes.

Section 8. Effective Date. This Ordinance shall be effective immediately upon passage by the City Commission on second reading, except that the effective date of the Plan Amendments approved by this Ordinance shall be thirty-one (31) days after adoption. However, if the Plan Amendments are challenged within thirty (30) days after

adoption, they shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted small scale development amendments are in compliance.

Section 9. Issuance of this development order by the City of Aventura does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Aventura for issuance of the development order if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

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 Teri Holzberg	_____
Commissioner Denise Landman	_____
Commissioner Marc Narotsky	_____
Commissioner Robert Shelley	_____
Commissioner Howard Weinberg	_____
Vice Mayor Enbar Cohen	_____
Mayor Enid Weisman	_____

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 Teri Holzberg	_____
Commissioner Denise Landman	_____
Commissioner Marc Narotsky	_____
Commissioner Robert Shelley	_____
Commissioner Howard Weinberg	_____
Vice Mayor Enbar Cohen	_____
Mayor Enid Weisman	_____

PASSED on first reading on this 2nd day of June, 2015.

PASSED AND ADOPTED on this 7th day of July, 2015.

ENID WEISMAN, MAYOR

ATTEST:

ELLISA L. HORVATH, MMC, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Tract H-H of said plat of FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB; thence N 81°00'38" E along the North line of said Tract H-H for 211.44 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 81°00'38" E; thence Northwesterly along a 4299.22 foot radius curve leading to the right through a central angle of 3°48'14" for an arc distance of 285.43 feet to a non-tangent point; thence N 28°44'32" W for 43.73 feet; thence N 03°20'32" W for 24.05 feet; thence N 21°07'43" E for 63.17 feet; thence S 87°20'20" W for 6.30 feet; thence N 02°39'40" W for 15.79 feet; thence S 87°20'20" W for 23.77 feet; thence S 42°20'20" W for 2.49 feet; thence S 87°20'23" W for 138.29 feet; thence N 47°39'40" W for 26.09 feet; thence N 02°39'40" W for 6.48 feet to a point of curvature; thence Northwesterly and Southwesterly along a 15.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency; thence S 87°20'20" W for 17.99 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°09'27" E; thence Southeasterly along the Westerly line of said Tract U and Easterly right of way line of West Country Club Drive, also being a 4510.66 foot radius curve leading to the left through a central angle of 6°08'49" for an arc distance of 483.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:

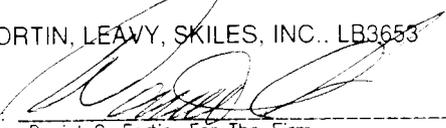
- This site lies in Section 3, Township 52 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

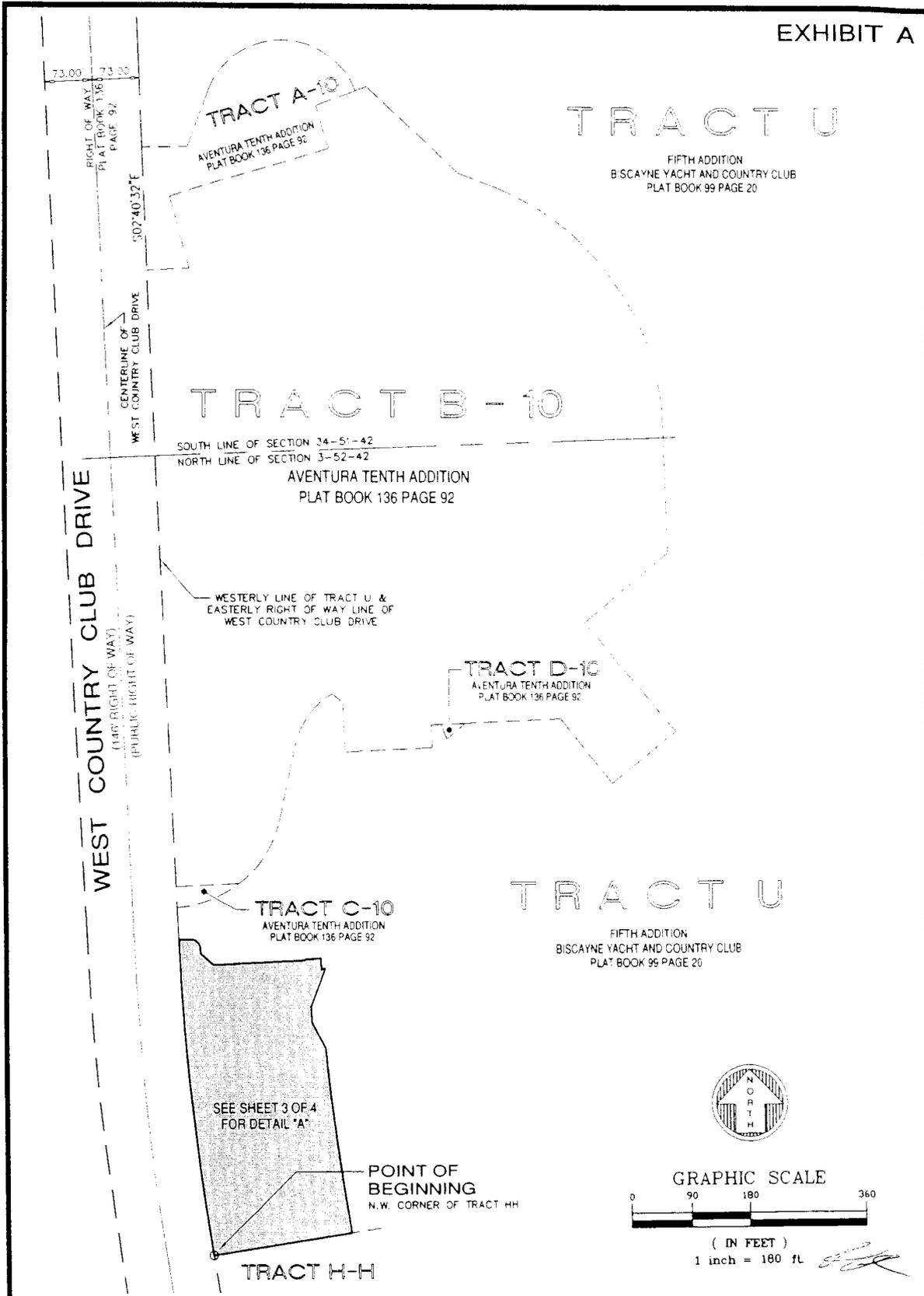
I hereby certify that this "Sketch of Description" was made under my responsible charge on April 8, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC.. LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

Drawn By MAP Cad. No. 081221 Ref. Dwg. 2011-025 Plotted: 4/9/15 11:00a	LEGAL DESCRIPTION, NOTES & CERTIFICATION FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER. 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	Date 4/9/15 Scale NOT TO SCALE Job No. 150445 Dwg. No 1015-037-A Sheet 1 of 4
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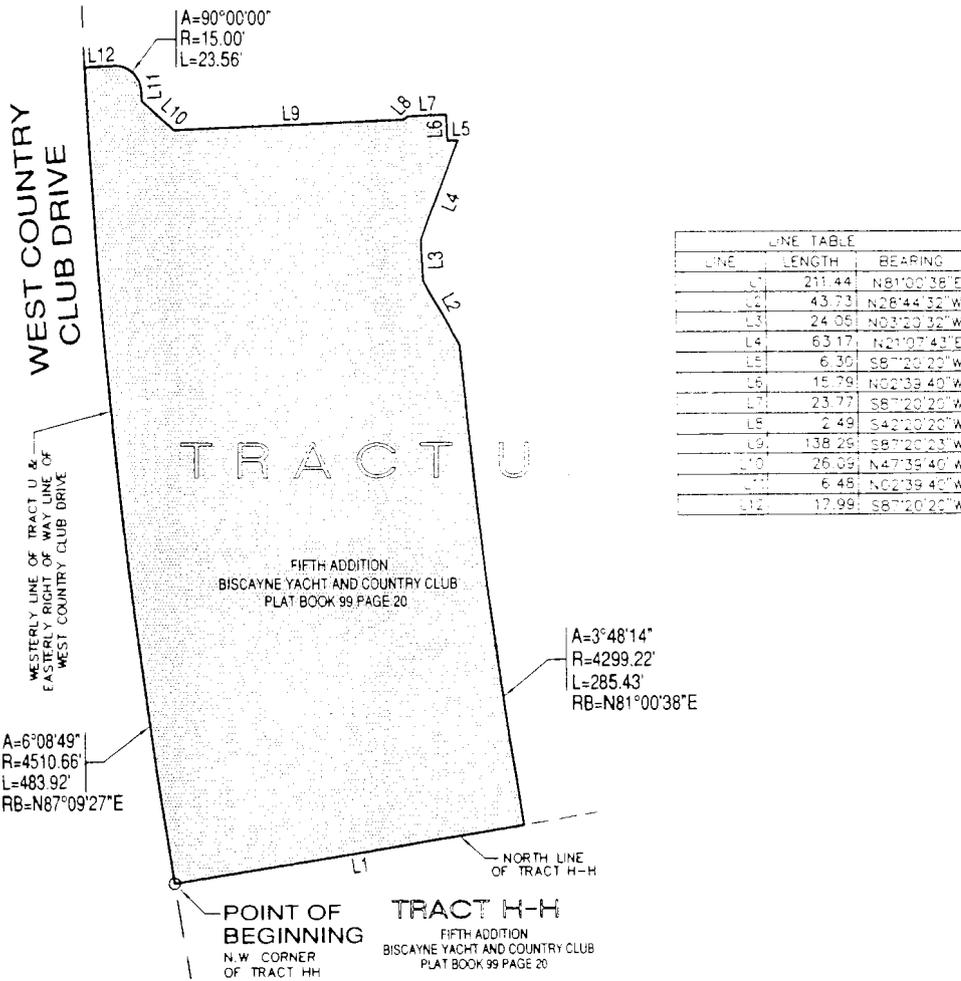
Drawn By	MAP
Cad No.	081221
Ref Dwg.	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	1"=180'
Job No.	150445
Dwg No	1015-037-A
Sheet	2 of 4

EXHIBIT A



DETAIL "A"

Drawn By	MAP
Cad. No	081221
Ref. Dwg.	2011-025
Plotted	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job. No	150445
Dwg. No	1015-037-A
Sheet	3 of 4

EXHIBIT A



Handwritten signature or initials.

Drawn By MAP	LOCATION SKETCH	Date 4/9/15
Cad No. 081221		Scale NOT TO SCALE
Ref Dwg. 2011-025	FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00003653 180 Northeast 168th Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com	Job No. 150445
Plotted. 4/9/15 11:00a		Dwg. No. 1015-037-A
		Sheet 4 of 4

LEGAL DESCRIPTION:

EXHIBIT B

A portion of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92, and a portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract D-10 of said plat of AVENTURA TENTH ADDITION; thence S 50°38'09" W along the Southeasterly line of said Tract D-10 for 36.81 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 72°28'08" W; thence Northwesterly along the Westerly line of said Tract D-10, also being a 120.00 foot radius curve leading to the left through a central angle of 11°16'19" for an arc distance of 23.61 feet to a non-tangent point; thence N 02°20'33" W for 24.13 feet; thence S 87°26'47" W for 62.28 feet; thence N 02°33'13" W for 39.61 feet; thence N 87°26'47" E for 41.45 feet; thence N 02°33'13" W for 42.01 feet; thence S 87°26'47" W for 120.69 feet; thence S 02°33'13" E for 33.67 feet; thence S 42°26'47" W for 16.77 feet; thence S 87°26'47" W for 63.18 feet; thence S 02°40'32" E for 210.19 feet; thence S 69°21'03" W for 52.68 feet; thence S 00°35'40" W for 66.67 feet; thence S 45°59'34" E for 61.79 feet; thence N 87°27'33" E for 35.71 feet; thence S 02°57'10" E for 74.43 feet; thence S 21°07'43" W for 8.51 feet; thence N 87°20'20" E for 20.53 feet; thence N 02°39'40" W for 100.00 feet; thence S 87°20'20" W for 1.67 feet; thence N 02°39'40" W for 26.70 feet; thence N 87°20'20" E for 3.66 feet; thence N 42°20'20" E for 23.73 feet; thence N 02°39'40" W for 3.16 feet; thence N 87°20'20" E for 66.01 feet; thence S 02°39'40" E for 5.67 feet; thence N 87°20'20" E for 12.38 feet; thence S 02°39'40" E for 3.83 feet; thence N 87°20'20" E for 52.75 feet; thence N 02°39'40" W for 3.83 feet; thence N 87°20'20" E for 12.38 feet; thence N 02°39'40" W for 3.50 feet; thence N 87°20'20" E for 59.00 feet; thence N 02°39'40" W for 5.08 feet; thence N 87°20'20" E for 12.23 feet; thence N 42°20'20" E for 36.63 feet; thence N 02°39'40" W for 12.23 feet; thence N 87°20'20" E for 5.08 feet; thence N 02°39'40" W for 55.00 feet; thence N 87°20'20" E for 2.67 feet; thence N 02°39'40" W for 52.75 feet; thence S 87°20'20" W for 2.67 feet; thence N 02°39'40" W for 37.22 feet; thence N 87°20'20" E for 25.34 feet; thence N 02°39'40" W for 26.76 feet; thence S 87°26'47" W along the exterior boundary line of said Tract B-10 for 77.46 feet to the Point of Beginning.

AND

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the most Northerly corner of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92 of said Public Records of Miami-Dade County, Florida, the following four (4) courses being along the exterior boundary line of said Tract B-10, 1) thence S 47°08'16" E for 193.28 feet; 2) thence S 69°22'04" E for 60.00 feet to a point curvature; 3) thence Southeasterly along a 400.00 foot radius curve leading to the right through a central angle of 25°40'53" for an arc distance of 179.29 feet to the Point of Beginning; 4) thence continue Southeasterly along said 400.00 foot radius curve leading to the right through a central angle of 9°49'31" for an arc distance of 68.59 feet; thence N 48°35'47" E for 7.26 feet; thence N 41°24'13" W for 68.44 feet; thence S 48°35'47" W for 4.11 feet to the Point of Beginning.

SURVEYOR'S NOTES:

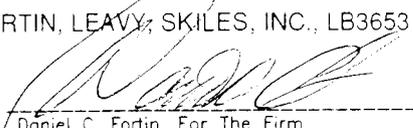
- This site lies in Section 3, Township 52 South, Range 42 East and Section 34, Township 51 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on April 9, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

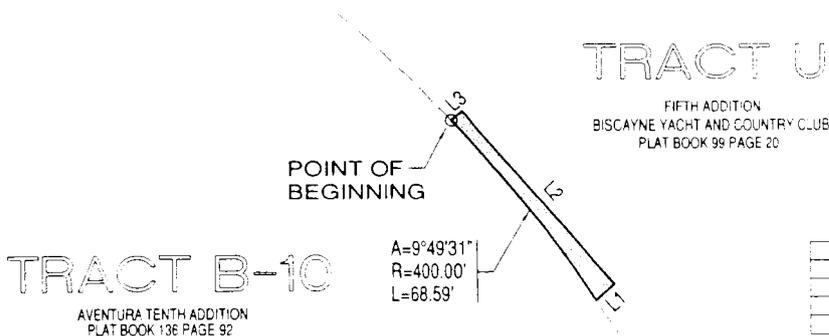
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

<table border="1"> <tr> <td>Drawn By</td> <td>MAP</td> </tr> <tr> <td>Cad No.</td> <td>081221</td> </tr> <tr> <td>Ref. Dwg.</td> <td>2011-025</td> </tr> <tr> <td>Plotted:</td> <td>4/9/15 11:00a</td> </tr> </table>	Drawn By	MAP	Cad No.	081221	Ref. Dwg.	2011-025	Plotted:	4/9/15 11:00a	<p>LEGAL DESCRIPTION, NOTES & CERTIFICATION</p> <p>FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida, 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com</p>	<table border="1"> <tr> <td>Date</td> <td>4/9/15</td> </tr> <tr> <td>Scale</td> <td>NOT TO SCALE</td> </tr> <tr> <td>Job No.</td> <td>150445</td> </tr> <tr> <td>Dwg No.</td> <td>1015-037-B</td> </tr> <tr> <td>Sheet</td> <td>1 of 4</td> </tr> </table>	Date	4/9/15	Scale	NOT TO SCALE	Job No.	150445	Dwg No.	1015-037-B	Sheet	1 of 4
Drawn By	MAP																			
Cad No.	081221																			
Ref. Dwg.	2011-025																			
Plotted:	4/9/15 11:00a																			
Date	4/9/15																			
Scale	NOT TO SCALE																			
Job No.	150445																			
Dwg No.	1015-037-B																			
Sheet	1 of 4																			

EXHIBIT B



TRACT U

FIFTH ADDITION
BISCAYNE YACHT AND COUNTRY CLUB
PLAT BOOK 99 PAGE 20

TRACT B-10

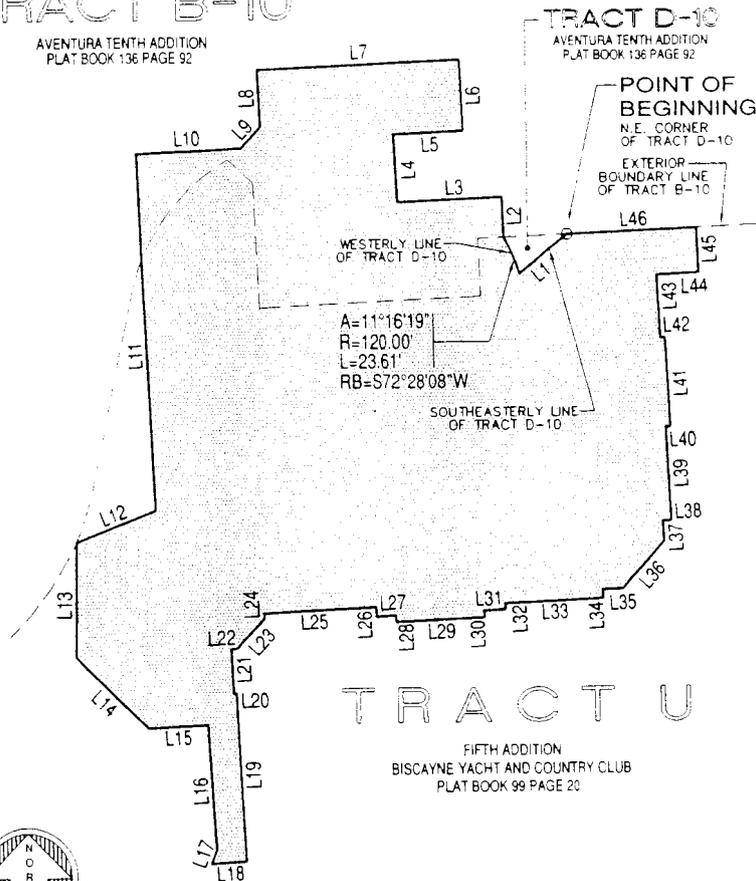
AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.26	N48°35'47"E
L2	68.44	N41°24'13"W
L3	4.11	S48°35'47"W

DETAIL "B"

TRACT B-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92



TRACT D-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.81	S50°38'09"W
L2	24.33	N02°20'33"W
L3	62.28	SB7°26'47"W
L4	39.61	N02°33'13"W
L5	41.45	NB7°26'47"E
L6	42.97	N02°33'13"W
L7	20.69	S87°26'47"W
L8	33.67	S02°33'13"E
L9	16.77	S42°26'47"W
L10	53.78	S87°26'47"W
L11	210.19	S02°40'32"E
L12	52.68	S68°31'03"W
L13	66.67	S00°35'40"W
L14	61.79	S45°59'34"E
L15	35.71	N87°27'33"E
L16	74.43	S02°57'10"E
L17	8.51	S21°07'43"W
L18	20.53	N87°20'20"E
L19	100.00	N02°39'40"W
L20	1.67	S87°20'20"W
L21	26.70	N02°39'40"W
L22	3.66	N87°20'20"E
L23	23.73	N42°20'20"E
L24	3.16	N02°39'40"W
L25	66.01	N87°20'20"E
L26	5.67	S02°39'40"E
L27	12.38	N87°20'20"E
L28	3.93	S02°39'40"E
L29	52.75	N87°20'20"E
L30	3.83	N02°39'40"W
L31	12.38	N87°20'20"E
L32	3.50	N02°39'40"W
L33	59.00	N87°20'20"E
L34	5.08	N02°39'40"W
L35	12.23	N87°20'20"E
L36	36.63	N42°20'20"E
L37	12.23	N02°39'40"W
L38	5.08	N87°20'20"E
L39	55.00	N02°39'40"W
L40	2.67	N87°20'20"E
L41	52.75	N02°39'40"W
L42	2.67	S87°20'20"W
L43	37.22	N02°39'40"W
L44	25.34	N87°20'20"E
L45	26.70	N02°39'40"W
L46	77.46	S87°26'47"W

DETAIL "A"

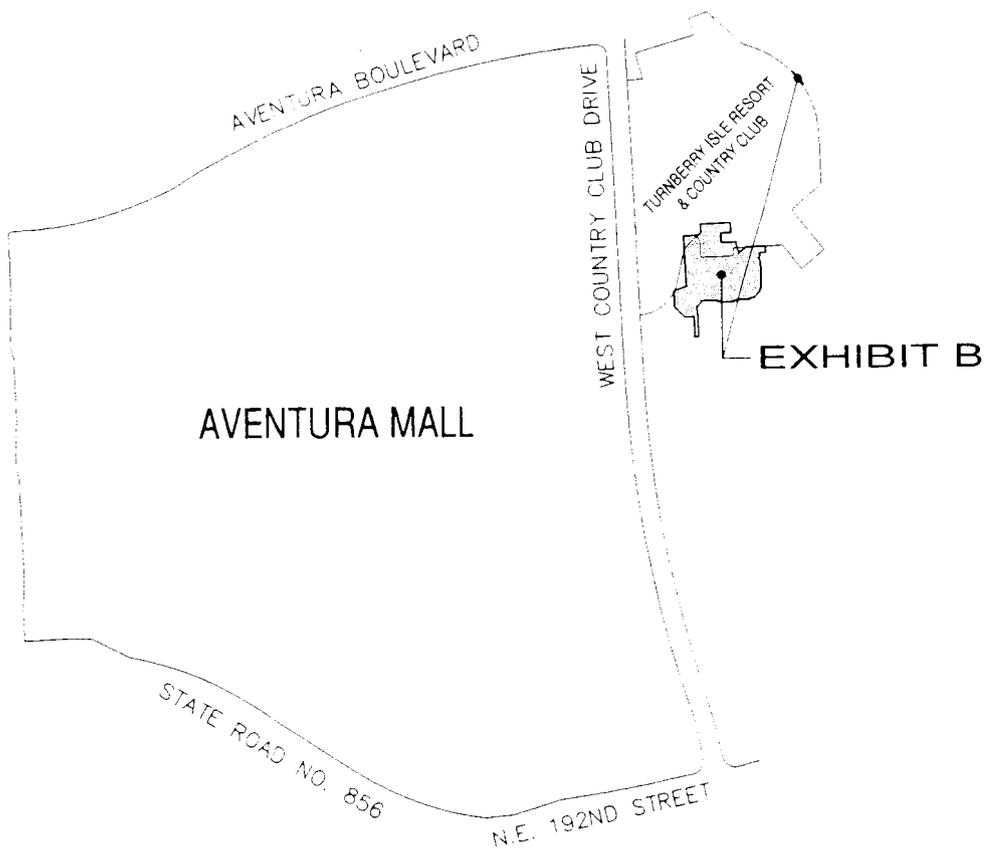
Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job No.	150445
Dwg. No.	1015-037-B
Sheet	3 of 4

EXHIBIT B



Handwritten signature or initials in the bottom right corner of the map area.

Drawn By	MAP
Cad. No.	081221
Ref. Dwg	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
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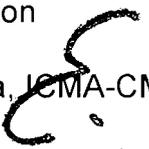
Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-B
Sheet	4 of 4

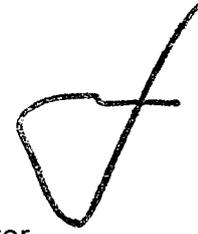
CITY OF AVENTURA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: City Commission

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

BY: Joanne Carr, AICP 
Community Development Director 

DATE: May 11, 2015

SUBJECT: Application by TB Isle Resort, LP for amendments of the Official Zoning Map of the City of Aventura by amending the zoning designation for a parcel of land on West Country Club Drive totaling 2.111 acres from B2, Community Business District, to ROS, Recreation Open Space and by amending the zoning designation for a second parcel of land on West Country Club Drive totaling 2.111 acres from ROS, Recreation Open Space to B2, Community Business District (01 & 02-REZ-15)

June 2, 2015 Local Planning Agency Agenda Item 4B
June 2, 2015 City Commission Meeting Agenda Item 7B
July 7, 2015 City Commission Meeting Agenda Item

RECOMMENDATION

It is recommended that the City Commission:

1. Approve an amendment to the Official Zoning Map of the City of Aventura by amending the zoning designation for a parcel of land described in Exhibit "A" to this report totaling 2.111 acres from B2, Community Business District to ROS, Recreation Open Space; and
2. Approve an amendment to the Official Zoning Map of the City of Aventura by amending the zoning designation for a parcel of land described in Exhibit "B" to this report totaling 2.111 acres from ROS, Recreation Open Space to B2, Community Business District; and
3. Approve the Fourth Amendment to the "Restrictions for Biscayne Village, Dade County, Florida" relating to the golf course and country club parcels and

4. Accept the Declaration Restrictions for site improvements and for height restriction on the proposed ROS, Recreation Open Space District parcel, as proffered by the applicant.

THE REQUEST

The applicant, TB Isle Resort, LP, is requesting two amendments to the Official Zoning Map to allow an exchange of future land use designation on parcels totaling 2.111 acres each on West Country Club Drive. The northerly parcel (the "North Parcel") is requested to be changed from Recreation Open Space (ROS) District to Community Business (B2) District and the southerly parcel (the "South Parcel") is requested to be changed from Community Business (B2) District to Recreation Open Space (ROS) District to facilitate redevelopment of the resort. A concurrent application to amend the future land use map to exchange future land use designations has also been submitted by the owner. (See Exhibit #1 for Letter of Intent)

BACKGROUND

OWNER OF PROPERTY	TB Isle Resort, LP
NAME OF APPLICANT	TB Isle Resort, LP
LOCATION OF PROPERTY	19999 West Country Club Drive See Exhibit #2 for Location Map See Exhibit #3 for Parcel Locations
SIZE OF PROPERTY	North Parcel: 2.111 acres South Parcel: 2.111 acres
PROPERTY DESCRIPTION	See Exhibit "A" for South Parcel Description See Exhibit "B" for North Parcel Description

DESCRIPTION /BACKGROUND

The site owned by the applicant is comprised of the Turnberry Isle Resort and the Turnberry Golf Club on West Country Club Drive. The applicant requests an exchange of zoning on two parcels of land within the golf course and resort on West Country Club Drive to facilitate future redevelopment of the resort. The redevelopment plan contemplates a change in zoning from existing country club (B2) zoning to golf club (ROS) zoning and corresponding Parks and Recreation future land use designation. In turn, an equal area of land that is currently zoned golf club (ROS) is proposed to be rezoned as country club (B2) and corresponding Business and Office future land use designation. The amount of land that is located in each future land use category and in each zoning category would not change, simply its location.

The North Parcel, shown on Exhibit "B", is the current location of the conference center entry, service road and waterfall. The South Parcel, shown on Exhibit "A", is the current location of the maintenance, laundry, nursery and storage area. The applicant requests the comprehensive plan amendments to allow rezoning of these Parcels from ROS to B2 and from B2 to ROS respectively to facilitate the proposed expansion of the resort.

The owner has submitted an application for administrative site plan approval which may be processed if the requested comprehensive plan amendment and concurrent rezoning applications are approved.

The existing uses on the Parcels comply with the uses permitted in the respective proposed zoning categories. The conference entry, service road and waterfall parcel located on the North Parcel to be changed from ROS to B2 are permitted uses in the B2 zone. The maintenance, laundry, nursery and storage area on the South Parcel proposed to be changed from B2 to ROS are accessory uses to the golf course which is a permitted use in the ROS zoning category.

HISTORY

The North Parcel was originally zoned B2, Community Business District, with a Business and Office future land use designation. The South Parcel was originally zoned ROS, Recreation Open Space District, with a Parks and Recreation future land use designation. In June of 2009, the applicant requested an exchange of comprehensive plan designation and zoning categories on parcels totaling 2.69 acres each, including the North and South Parcels, to facilitate development of a twelve story hotel on the South Parcel. This exchange was approved through Ordinances Nos. 2009-12 and 2009-13 passed by the City Commission on June 2, 2009. The hotel development was approved through Administrative Site Plan Approval issued October 28, 2013. This development did not occur and the applicant has proposed a revised plan to construct a two story conference center, demolish and expand one of the existing freestanding hotel buildings, construct a one story addition to the existing parking garage, expand the existing porte-cochere at the clubhouse building and construct one new nursery/maintenance building.

There is an existing Declaration of Restrictions dated May 21, 1970 affecting these Parcels. This declaration restricts the 241 acre, more or less, parcel designated as Tract AA on the original Land Allocation Map for Biscayne Village to golf course uses and the 16.5 acre, more or less, parcel designated as Tract S to country club uses. It further provides that these restrictions will continue for a period of 99 years unless released or revised by the Dade County Board of Commissioners with the consent of 75% of the property owners within the Biscayne Village subdivision and within 150 feet of the exterior boundaries of the subdivision. The City Commission of the City of Aventura is the successor to the Dade County Board of Commissioners.

The 1970 declaration of restrictions was amended on July 17, 1972 to reconfigure Tracts AA and S pursuant to resolutions of the Dade County Board of Commissioners.

A further amendment dated December 20, 1988 approved minor adjustments to the boundaries of Tract AA and confirmed the new legal description of the golf course and country club parcels. The 1988 reconfigured parcels were the same size as those approved in the 1970 declaration.

A third amendment to the Declaration of Restrictions was recorded on March 22, 2010 as part of the future land use and zoning changes approved by the City Commission in June, 2009. The third amendment acknowledged the reconfiguration of the boundary of the golf course and country club and confirmed that the area in each use is 241 acres, more or less and 16.5 acres, more or less, respectively, in compliance with the terms of the original Declaration. The third amendment also confirmed that all conditions of the previous Declaration remain the same and in full force and effect.

A fourth amendment to the Declaration of Restrictions has been added as a condition of approval of this application. The Fourth Amendment to Restrictions will describe the new parcel boundaries and will confirm that the size of the golf course and resort parcels remain the same as required by the 1970 restriction at 241 acres, more or less and 16.5 acres, more or less, respectively. The amended restriction will also confirm that all of the terms and conditions of the original restrictions in 1970 as amended in 1972, in 1988 and in 2010 will remain in full force and effect. The Declaration will be submitted by the applicant to the City Manager and City Attorney for review and will be presented for approval by the City Commission at the public hearing for second reading of the rezoning ordinance.

As part of the 2009 rezonings, the applicant proffered site improvements on the nursery/maintenance/storage parcel, which is the South Parcel shown on Exhibit "A" to this application. Those improvements included relocation of trash enclosure and relocation of heavy equipment and stored materials farther to the north of the abutting residential development, trimming of the Australian Pines along the westerly boundary and construction of a six foot high metal picket fence along the west and south boundary. The owner also agreed to locate any future structures on this parcel at least twenty feet from the property's south boundary, or the applicable setback under the proposed B2, Community Business zoning district and not to seek any variance to that setback. These proffers were recorded through a Declaration of Restrictions at Official Records Book 27223, Pages 0031-46 in the Public Records of Miami-Dade County, Florida. The relocation and tree trimming was completed. The applicant requested that the fence requirement be deleted because it was contemplating new development plans.

The current zoning on the South Parcel, shown in Exhibit "A" to this report, is B2, Community Business District. The Turnberry on the Green residential development abuts to the south. The B2 zoning district requires a twenty foot wide side setback from a residential zone. The B2 zoning district also provides that height is restricted to one foot in height for each two feet in distance from a residential zone for the first two hundred feet from the residential zone, with a twenty-five foot minimum height. For example, if a building was to be built on the South parcel with its current B2 zoning, with

the required twenty foot wide setback, the portion of the building at that setback would have a maximum height would be twenty-five feet. The portion of the building at one hundred foot setback would be fifty feet high. Any portion of the building lying two hundred or more feet from the residential zone is permitted a maximum height of one hundred and twenty feet in height.

The South Parcel is now proposed to be rezoned from B2 to ROS, Recreation Open Space District. The ROS district requires the same twenty foot wide setback to the residential zone, but allows a maximum height of 5 stories or 60 feet, where the B2 zone would have allowed a maximum height of 25 feet.

The applicant has proffered a revised Declaration of Restrictions for site improvements with this application to confirm that the Australian Pine trees will be removed and that a wall and landscaping, similar in design to the existing wall and landscaping on the perimeter of the resort, will be constructed along the westerly boundary of the South Parcel. This will also be included as a condition of approval of the administrative site plan review. The applicant has further proffered to construct a minimum six foot high green metal picket fence along the southerly boundary of the golf course parcel on the Lehman Causeway frontage road and to maintain building height restrictions on the South Parcel similar to the B2 zoning site development criteria next to the Turnberry on the Green residential development. The Declaration of Restrictions will be submitted by the applicant for review by the City Manager and Attorney and will be presented to the City Commission for approval at the public hearing for second reading of the rezoning ordinance.

ANALYSIS

I. South Parcel (described in Exhibit “A” to this application)

Future Land Use Designation

Subject Property:	Business and Office
Properties to the North:	Business and Office and Parks and Recreation
Properties to the South:	Medium-High Density Residential
Properties to the East:	Parks and Recreation
Properties to the West:	Business and Office

Zoning

Subject Property:	B2, Community Business District
Properties to the North:	B2, Community Business District and ROS, Recreation Open Space District
Properties to the South:	RMF4, Multifamily High Density Residential District
Properties to the East:	ROS, Recreation Open Space
Properties to the West:	B2, Community Business District

Existing Land Use

Subject property:	nursery/maintenance/storage area
Properties to the North:	service road, surface parking, parking garage
Properties to the South:	residential condominium
Properties to the East:	golf course
Properties to the West:	regional mall

II. North Parcel (described in Exhibit “B” to this application)

Future Land Use Designation

Subject Property:	Parks and Recreation
Properties to the North:	Business and Office
Properties to the South:	Business and Office and Parks and Recreation
Properties to the East:	Business and Office
Properties to the West:	Parks and Recreation

Zoning

Subject Property:	ROS, Recreation Open Space District
Properties to the North:	B2, Community Business District
Properties to the South:	ROS, Recreation Open Space District
Properties to the East:	B2, Community Business District
Properties to the West:	ROS, Recreation Open Space District

Existing Land Use

Subject property:	conference center entry, service road, waterfall
Properties to the North:	resort and conference center
Properties to the South:	golf course and maintenance/nursery/storage area
Properties to the East:	golf course, conference center
Properties to the West:	service road, surface parking, parking garage

Access – The Parcels front on West Country Club Drive. Access is existing to the Parcels.

Conformity to City Comprehensive Plan – The proposed rezoning is conditioned on approval of amendments to the Future Land Use Map of the Comprehensive Plan to change the future land use designation of the North Parcel from Parks and Recreation to Business and Office and to change the future land use designation of the South Parcel from Business and Office to Parks and Recreation respectively.

The following is staff's analysis of the proposed amendments to the Official Zoning Map using the standards for review in Section 31-77 of the Land Development Regulations:

I. Proposed amendment from ROS to B2 for North Parcel

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 provided the City Commission approves the concurrent applications for amendment to the future land use designations for these Parcels.

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 Parcel is proposed to be added to the country club B2 zoning designation. The conference center entry, service road and waterfall are located on this Parcel and are part of the country club members' amenities. The nursery/maintenance/storage area will be incorporated into the adjacent ROS zone and will restrict future development in this area. There will be no net change in the amount of land in either the ROS or B2 zone.

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.

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

This criterion is not applicable to this application. The effect of the application will result in the same amount of B2 zoned land within the development.

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

The proposed change will contribute to redevelopment of the resort property as shown on a proposed redevelopment plan submitted to the City by the owner.

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

There will be no net increase in the size of B2 zoned land in this development.

Traffic volumes are expected to remain constant. Therefore, the proposed change would not adversely affect traffic patterns or congestion. Both a traffic study and queuing study will be required as part of the subsequent site plan approval application by this applicant to ensure that proper traffic related standards are met prior to development.

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.*

The proposed change will not adversely affect population density such that the demand for water, sewers, streets, and other public facilities and services would be adversely affected because the application proposes no increase in population.

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 resulting zoning designation will be the same as currently provided but in a slightly different location within the applicant's property.

II. Proposed amendment from B2 to ROS for the South Parcel

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 provided the City Commission approves the concurrent applications for amendment to the land use designations for these Parcels.

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 existing resort buildings are immediately adjacent to the north. There is a three story parking garage that serves the Turnberry on the Green residential condominium building immediately adjacent to the south. The proposed rezoning of this Parcel from B2 to ROS will limit type of uses permitted on this area of the resort.

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 ROS zoning district.

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

This criterion is not applicable to this application. The effect of the application will result in the same amount of ROS zoned land within the development.

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

The proposed change will contribute to redevelopment of the resort property as shown on a proposed redevelopment plan submitted to the City by the owner.

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

There will be no net increase in the size of ROS zoned land in this development. Traffic volumes are expected to remain constant. Therefore, the proposed change would not adversely affect traffic patterns or congestion. . Both a traffic study and queuing study will be required as part of the subsequent site plan approval application by this applicant to ensure that proper traffic related standards are met prior to development.

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.

The proposed change will not adversely affect population density such that the demand for water, sewers, streets, and other public facilities and services would be adversely affected because the application proposes no increase in population.

8. Whether or note 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 resulting zoning designation will be the

same as currently provided but in a slightly different location within the applicant's property.

School Impacts – The requested change in zoning designations do not require analysis for school impacts since both zoning categories are commercial and do not generate new students into the school system.

Site Improvement Proffer - The applicant has proffered site improvements to the existing golf course parcel and to the South Parcel, shown as Exhibit "A" to this application, proposed to be zoned ROS, Recreation Open Space District by way of recorded restriction. These improvements include construction of a minimum six foot high metal picket fence along the southern golf course property limit along the Lehman Causeway frontage road, in design similar to the fence at the City's Founder's Park, removal of the Australian Pines along the westerly boundary of the South Parcel, installation of a wall and landscaping on the western boundary of the South Parcel in design similar to the existing wall and landscaping on the northerly portion of the resort. In addition to the site improvements, the restrictions include a prohibition of setback variances and maximum height restriction for future redevelopment on the proposed South Parcel to assure the neighboring residential property that required setbacks and current permitted height will be maintained.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: mmarrero@BRZoningLaw.com

VIA HAND DELIVERY

April 17, 2015

Joanne Carr, Planning Director
City of Aventura
19200 West Country Club Drive, 4th Floor
Aventura, Florida 33180



Re: 19999 West Country Club Drive; Zoning District Change and Comprehensive Land Use Amendment

Dear Joanne:

This law firm represents TB Isle Resort, LP with regard to the improvements and redevelopment of the Turnberry Isle Miami at 19999 West Country Club Drive (the "Property"). This letter shall serve as the Applicant's letter of intent to rezone and redesignate a portion of the Property from ROS / Parks and Recreation to B2 / Business and Office; and to rezone and redesignate an equal portion of B2 / Business and Office area to ROS / Parks and Recreation. These zoning and CDMP amendments are part of the redevelopment of the Property.

The plan for the redevelopment of the country club/golf course includes a change in the zoning from existing country club (B2) area to the ROS zoning district and Parks and Recreation designation on the City's Future Land Use Map. In turn, certain areas that are zoned ROS and designated Parks & Recreation would become part of the B2 zoning district and Business and Office designation on the City's Future Land Use Map. The amount of land that is located in each zoning district would not change, simply its location.

Section 31-148 of the City Code states that the ROS District "is intended to provide for the recreation and open space needs of the City." Pools and tennis courts certainly contribute to the recreational needs of the City, and thus are in the spirit of the ROS District. Furthermore, the following uses are explicitly permitted in the ROS District:

Exhibit 1
01 & 02-REZ-15

- a. Open space and passive recreational areas;
- b. Golf course;
- c. Boat ramps and docks;
- d. Outdoor cultural, educational and civic facilities;
- e. Parks;
- f. Waterways; and
- g. Uses accessory to any of the above uses when located on the same plot.

There is no detailed description of “parks” in the Use Regulations of the ROS District, nor is it defined in the City’s land development regulations. However, common sense dictates that parks are intended to include tennis courts and pools, as a permitted uses. Nevertheless, at a minimum, they should both be considered accessory uses to parks and golf courses.

(1) The proposed amendment is consistent with goals, objectives and policies of the City's Comprehensive Plan.

The proposed change will not be inconsistent with the goals, objectives and policies of the City’s Comprehensive Plan. There will be no net change in the amount of land for either zoning district.

(2) The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

There Property is already zoned a combination of B2 and ROS, and there additional lands surrounding the Property that are zoned B2 and ROS. Furthermore, since the resulting areas of each zoning district on the Property will be the same as prior to the amendment, the change is certainly compatible.

(3) The subject property is physically suitable for the uses permitted in the proposed district.

Although there has not yet been a site plan associated with this application, the anticipated uses permitted in the proposed districts are, not only physically suitable but, compatible and associated with the existing use on the Property.

(4) There are sites available in other areas currently zoned for such use.

Not applicable. The effect of this application will result in the same amount of Parks and Recreation / ROS and Business and Office / B2 land.

(5) If applicable, the proposed change will contribute to redevelopment of an area in accordance with an approved redevelopment plan.

The proposed change has been contemplated as an element of the ongoing Property redevelopment.

(6) The proposed change would adversely affect traffic patterns or congestion.

The proposed change will have no adverse traffic impact. Any additional traffic will be reviewed pursuant to a subsequent site plan application.

(7) 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.

The application proposes no increase in population or overall changes in use.

(8) Whether the proposed change would have an adverse environmental impact on the vicinity.

There is not expected to be any environmental impact as a result of this application.

(9) Whether 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. Again, the resulting zoning and comprehensive plan designations will be the same as currently provided, but in slightly different locations within the Applicant's property.

Conclusion. The proposed amendments to the City's Future Land Use Map and the City's Zoning Map are part of the current development plan for the country club. As described in the foregoing letter, the net amount of ROS/Parks and Recreation and B2/ Business and Office land will remain the same following

Ms. Joanne Carr
April 17, 2015
Page 4 of 4

these amendments, and it will all be retained on the Property. As such, we look forward to your positive review and recommendation of these applications. Please feel free to contact me regarding any comments or questions you may have.

Sincerely,

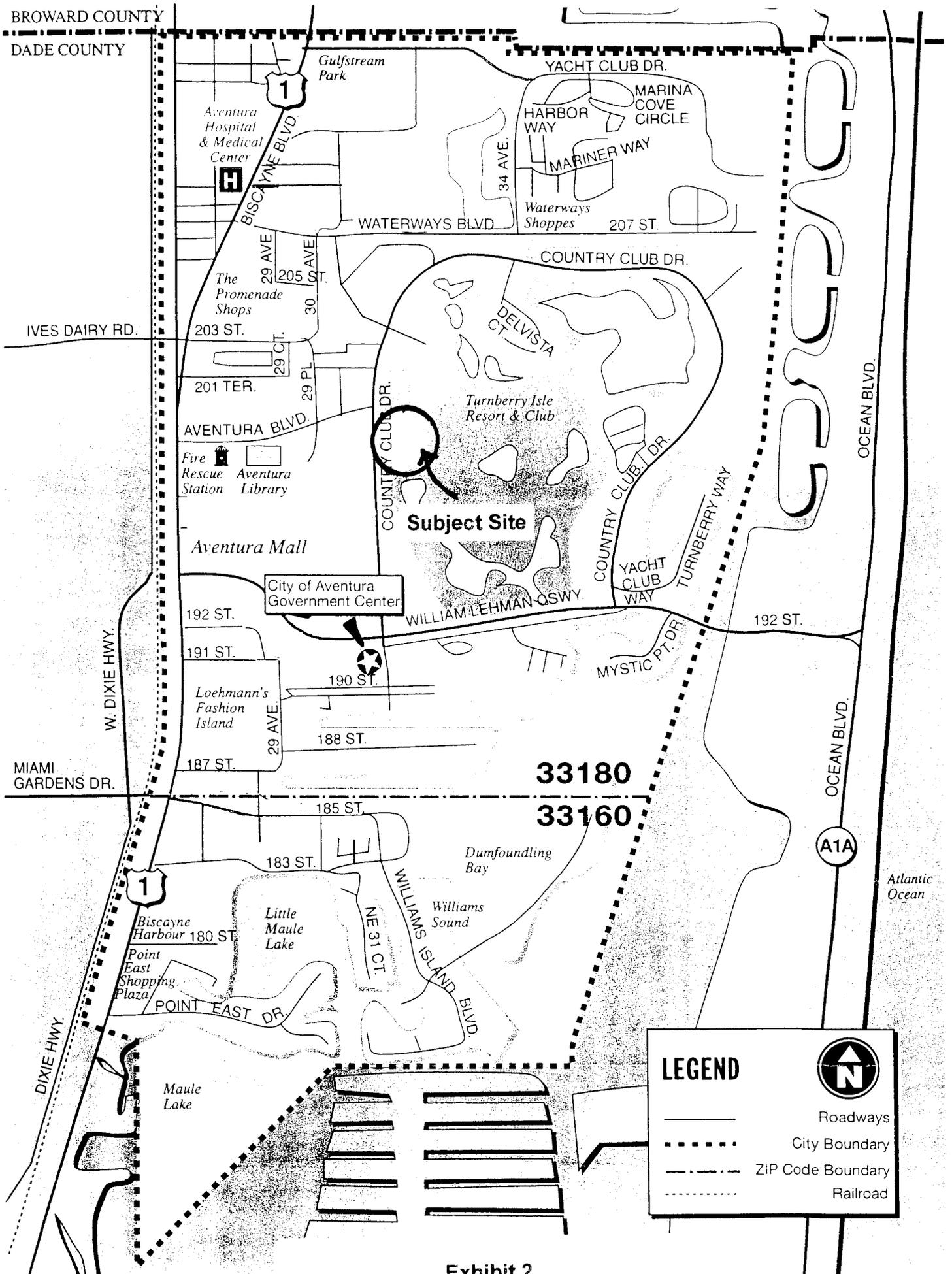
A handwritten signature in black ink, appearing to read "Michael J. Marrero", written over a faint, dotted grid background.

Michael J. Marrero

cc: Ms. Joanne Carr, Planning Director
David Wolpin, City Attorney

BROWARD COUNTY

DADE COUNTY



LEGEND

- Roadways
- City Boundary
- ZIP Code Boundary
- Railroad

Exhibit 2
01 & 02-REZ-15

Exhibit 3
01 & 02-REZ-15



Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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180 Northeast 168th Street / North Miami Beach, Florida, 33162
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Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-B
Sheet	4 of 4

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Tract H-H of said plot of FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB; thence N 81°00'38" E along the North line of said Tract H-H for 211.44 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 81°00'38" E; thence Northwesterly along a 4299.22 foot radius curve leading to the right through a central angle of 3°48'14" for an arc distance of 285.43 feet to a non-tangent point; thence N 28°44'32" W for 43.73 feet; thence N 03°20'32" W for 24.05 feet; thence N 21°07'43" E for 63.17 feet; thence S 87°20'20" W for 6.30 feet; thence N 02°39'40" W for 15.79 feet; thence S 87°20'20" W for 23.77 feet; thence S 42°20'20" W for 2.49 feet; thence S 87°20'23" W for 138.29 feet; thence N 47°39'40" W for 26.09 feet; thence N 02°39'40" W for 6.48 feet to a point of curvature; thence Northwesterly and Southwesterly along a 15.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency; thence S 87°20'20" W for 17.99 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°09'27" E; thence Southeasterly along the Westerly line of said Tract U and Easterly right of way line of West Country Club Drive, also being a 4510.66 foot radius curve leading to the left through a central angle of 6°08'49" for an arc distance of 483.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:

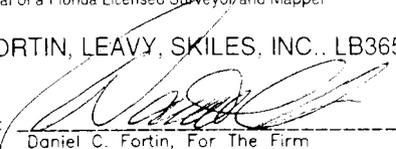
- This site lies in Section 3, Township 52 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

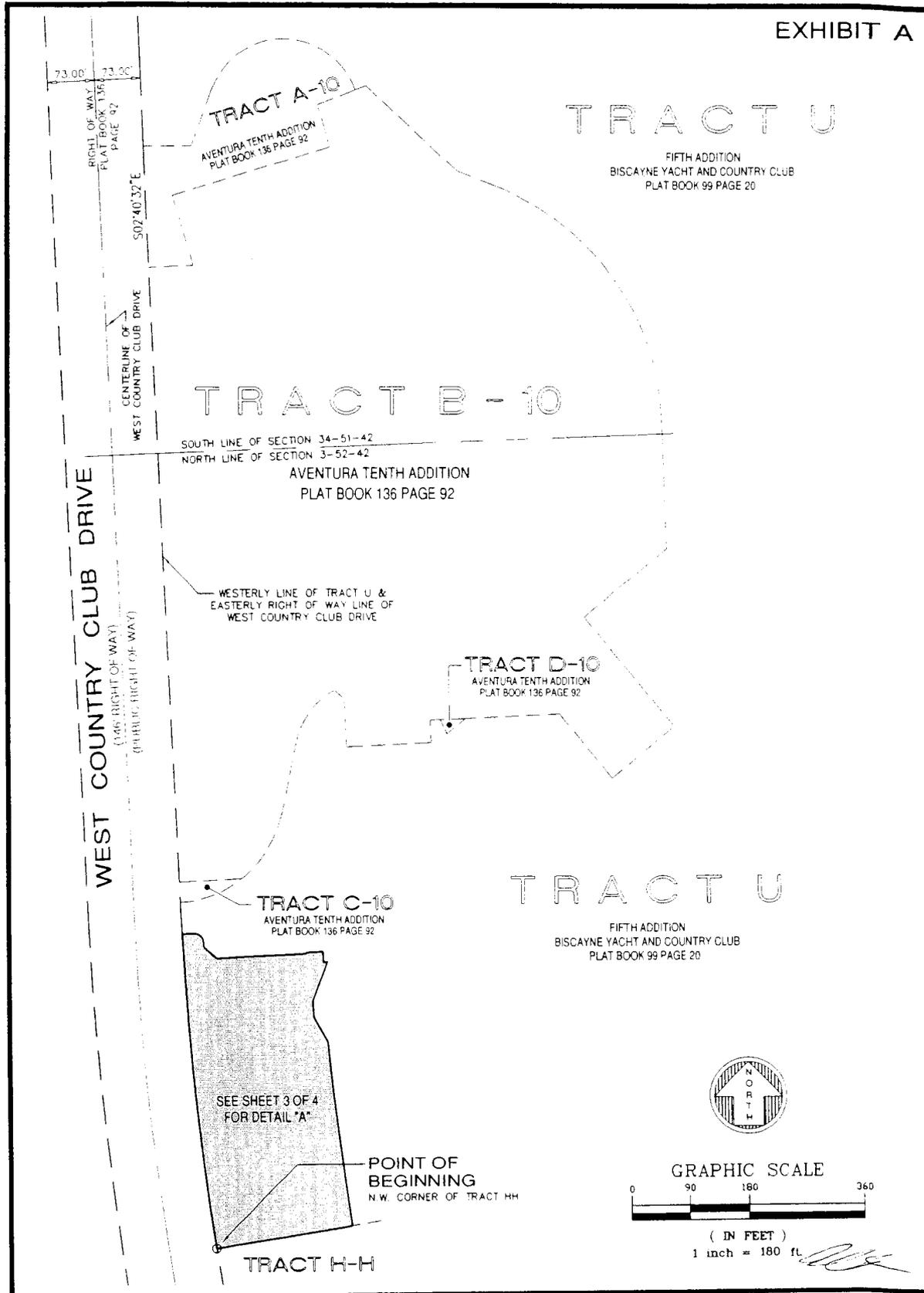
I hereby certify that this "Sketch of Description" was made under my responsible charge on April 8, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

Drawn By MAP Cad. No. 081221 Ref. Dwg. 2011-025 Plotted: 4/9/15 11:00a	LEGAL DESCRIPTION, NOTES & CERTIFICATION FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS <small>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com</small>	Date 4/9/15 Scale NOT TO SCALE Job. No. 150445 Dwg. No. 1015-037-A Sheet 1 of 4
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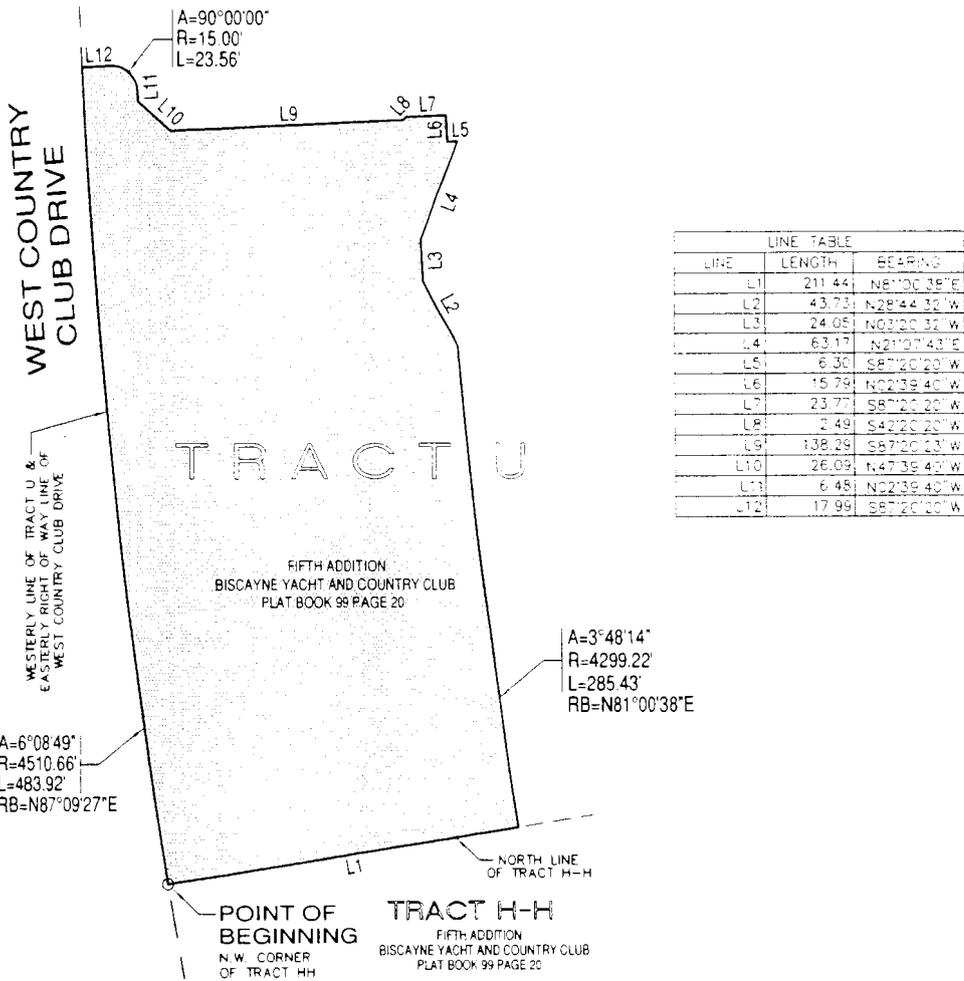
Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	1"=180'
Job No.	150445
Dwg. No.	1015-037-A
Sheet	2 of 4

EXHIBIT A



DETAIL "A"

Drawn By MAP	SKETCH OF DESCRIPTION	Date 4/9/15
Cad. No. 081221		Scale NOT TO SCALE
Ref. Dwg. 2011-025	FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	Job. No. 150445
Plotted: 4/9/15 11:00a		Dwg. No. 1015-037-A
		Sheet 3 of 4

EXHIBIT A



A handwritten signature in the bottom right corner of the map area.

Drawn By	MAP
Cad. No	081221
Ref. Dwg.	2011-025
Plotted	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job No	150445
Dwg No	1015-037-A
Sheet	4 of 4

LEGAL DESCRIPTION:

EXHIBIT B

A portion of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92, and a portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract D-10 of said plat of AVENTURA TENTH ADDITION; thence S 50°38'09" W along the Southeasterly line of said Tract D-10 for 36.81 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 72°28'08" W; thence Northwesterly along the Westerly line of said Tract D-10, also being a 120.00 foot radius curve leading to the left through a central angle of 11°16'19" for an arc distance of 23.61 feet to a non-tangent point; thence N 02°20'33" W for 24.13 feet; thence S 87°26'47" W for 62.28 feet; thence N 02°33'13" W for 39.61 feet; thence N 87°26'47" E for 41.45 feet; thence N 02°33'13" W for 42.01 feet; thence S 87°26'47" W for 120.69 feet; thence S 02°33'13" E for 33.67 feet; thence S 42°26'47" W for 16.77 feet; thence S 87°26'47" W for 63.18 feet; thence S 02°40'32" E for 210.19 feet; thence S 69°21'03" W for 52.68 feet; thence S 00°35'40" W for 66.67 feet; thence S 45°59'34" E for 61.79 feet; thence N 87°27'33" E for 35.71 feet; thence S 02°57'10" E for 74.43 feet; thence S 21°07'43" W for 8.51 feet; thence N 87°20'20" E for 20.53 feet; thence N 02°39'40" W for 100.00 feet; thence S 87°20'20" W for 1.67 feet; thence N 02°39'40" W for 26.70 feet; thence N 87°20'20" E for 3.66 feet; thence N 42°20'20" E for 23.73 feet; thence N 02°39'40" W for 3.16 feet; thence N 87°20'20" E for 66.01 feet; thence S 02°39'40" E for 5.67 feet; thence N 87°20'20" E for 12.38 feet; thence S 02°39'40" E for 3.83 feet; thence N 87°20'20" E for 52.75 feet; thence N 02°39'40" W for 3.83 feet; thence N 87°20'20" E for 12.38 feet; thence N 02°39'40" W for 3.50 feet; thence N 87°20'20" E for 59.00 feet; thence N 02°39'40" W for 5.08 feet; thence N 87°20'20" E for 12.23 feet; thence N 42°20'20" E for 36.63 feet; thence N 02°39'40" W for 12.23 feet; thence N 87°20'20" E for 5.08 feet; thence N 02°39'40" W for 55.00 feet; thence N 87°20'20" E for 2.67 feet; thence N 02°39'40" W for 52.75 feet; thence S 87°20'20" W for 2.67 feet; thence N 02°39'40" W for 37.22 feet; thence N 87°20'20" E for 25.34 feet; thence N 02°39'40" W for 26.76 feet; thence S 87°26'47" W along the exterior boundary line of said Tract B-10 for 77.46 feet to the Point of Beginning.

AND

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the most Northerly corner of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92 of said Public Records of Miami-Dade County, Florida, the following four (4) courses being along the exterior boundary line of said Tract B-10; 1) thence S 47°08'16" E for 193.28 feet; 2) thence S 69°22'04" E for 60.00 feet to a point curvature, 3) thence Southeasterly along a 400.00 foot radius curve leading to the right through a central angle of 25°40'53" for an arc distance of 179.29 feet to the Point of Beginning; 4) thence continue Southeasterly along said 400.00 foot radius curve leading to the right through a central angle of 9°49'31" for an arc distance of 68.59 feet; thence N 48°35'47" E for 7.26 feet; thence N 41°24'13" W for 68.44 feet; thence S 48°35'47" W for 4.11 feet to the Point of Beginning.

SURVEYOR'S NOTES:

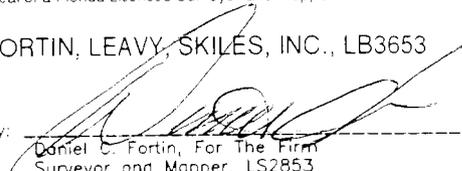
- This site lies in Section 3, Township 52 South, Range 42 East and Section 34, Township 51 South, Range 42 East, City of Aventura, Miami-Dade County, Florida
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on April 9, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

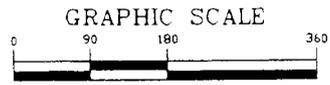
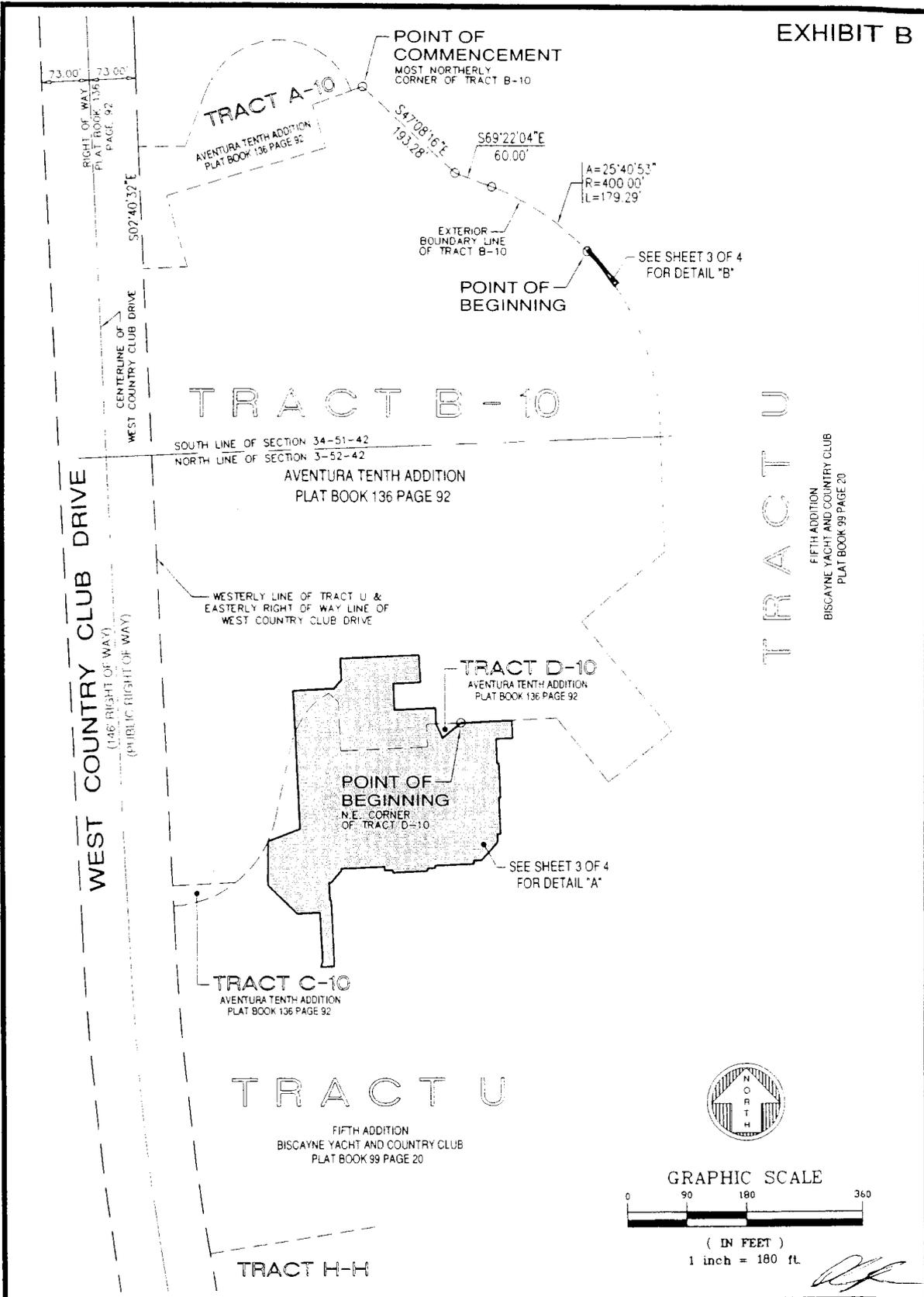
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper."

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

Drawn By MAP	LEGAL DESCRIPTION, NOTES & CERTIFICATION	Date 4/9/15
Cad. No. 081221		Scale NOT TO SCALE
Ref. Dwg. 2011-025		Job. No. 150445
Plotted: 4/9/15 11:00a		Dwg. No. 1015-037-B
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		Sheet 1 of 4

EXHIBIT B



(IN FEET)
1 inch = 180 ft.

[Handwritten signature]

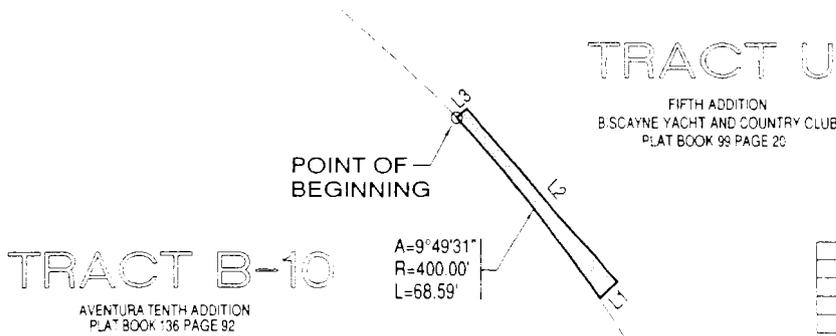
Drawn By	MAP
Cad. No	081221
Ref. Dwg	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	4/9/15
Scale	1"=180'
Job No	150445
Dwg. No.	1015-037-B
Sheet	2 of 4

EXHIBIT B



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.26	N48°35'47"E
L2	68.44	N41°24'13"W
L3	4.11	S48°35'47"W



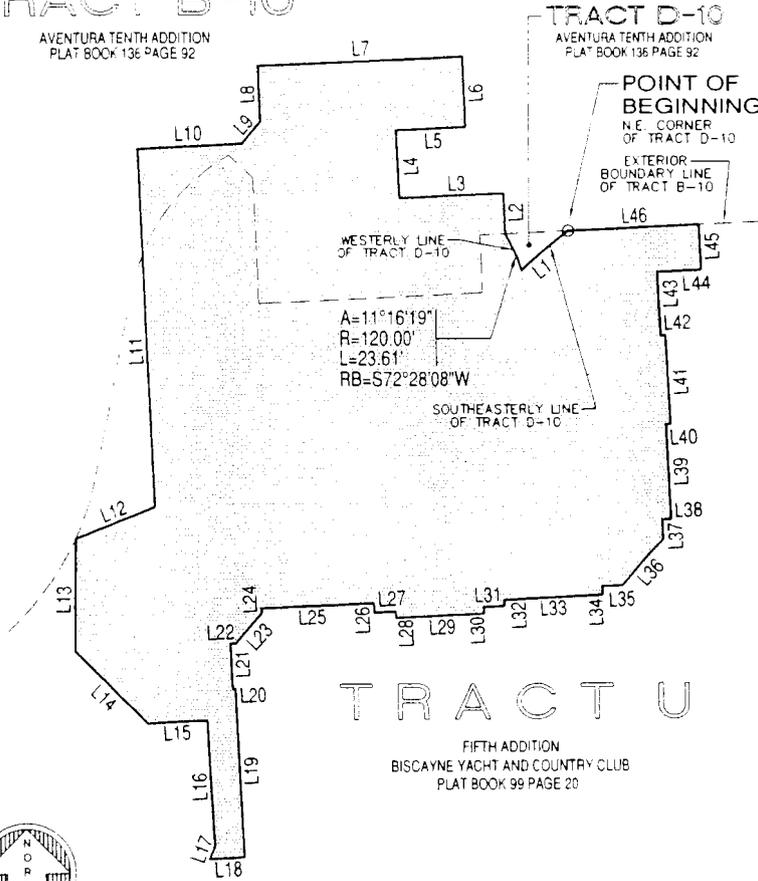
DETAIL "B"

TRACT B-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92

TRACT D-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.81	S50°38'09"W
L2	24.13	N02°20'33"W
L3	62.29	S87°26'47"W
L4	39.61	N02°33'13"W
L5	41.45	N87°26'47"E
L6	42.02	N02°33'13"W
L7	120.69	S87°26'47"W
L8	33.67	S00°33'13"E
L9	16.77	S42°26'47"W
L10	63.15	S87°26'47"W
L11	210.19	S02°40'32"E
L12	52.68	S69°21'03"W
L13	66.67	S00°35'40"W
L14	61.79	S45°59'34"E
L15	35.71	N87°27'33"E
L16	74.43	S02°57'10"E
L17	8.51	S21°07'43"W
L18	20.53	N87°20'20"E
L19	100.00	N02°39'40"W
L20	1.67	S87°20'23"W
L21	26.70	N01°39'40"W
L22	3.66	N87°20'20"E
L23	23.73	N42°20'20"E
L24	3.16	N02°39'40"W
L25	66.01	N87°20'20"E
L26	5.67	S02°39'40"E
L27	12.38	N87°20'20"E
L28	3.83	S02°39'40"E
L29	52.75	N87°20'20"E
L30	3.83	N02°39'40"W
L31	12.38	N87°20'20"E
L32	3.50	N02°39'40"W
L33	59.00	N87°20'20"E
L34	5.08	N02°39'40"W
L35	12.23	N87°20'20"E
L36	36.63	N42°20'20"E
L37	12.23	N02°39'40"W
L38	5.08	N87°20'20"E
L39	55.00	N02°39'40"W
L40	2.67	N87°20'20"E
L41	52.75	N02°39'40"W
L42	2.67	S87°20'20"W
L43	37.22	N02°39'40"W
L44	25.34	N87°20'20"E
L45	26.76	N02°39'40"W
L46	77.46	S87°26'47"W



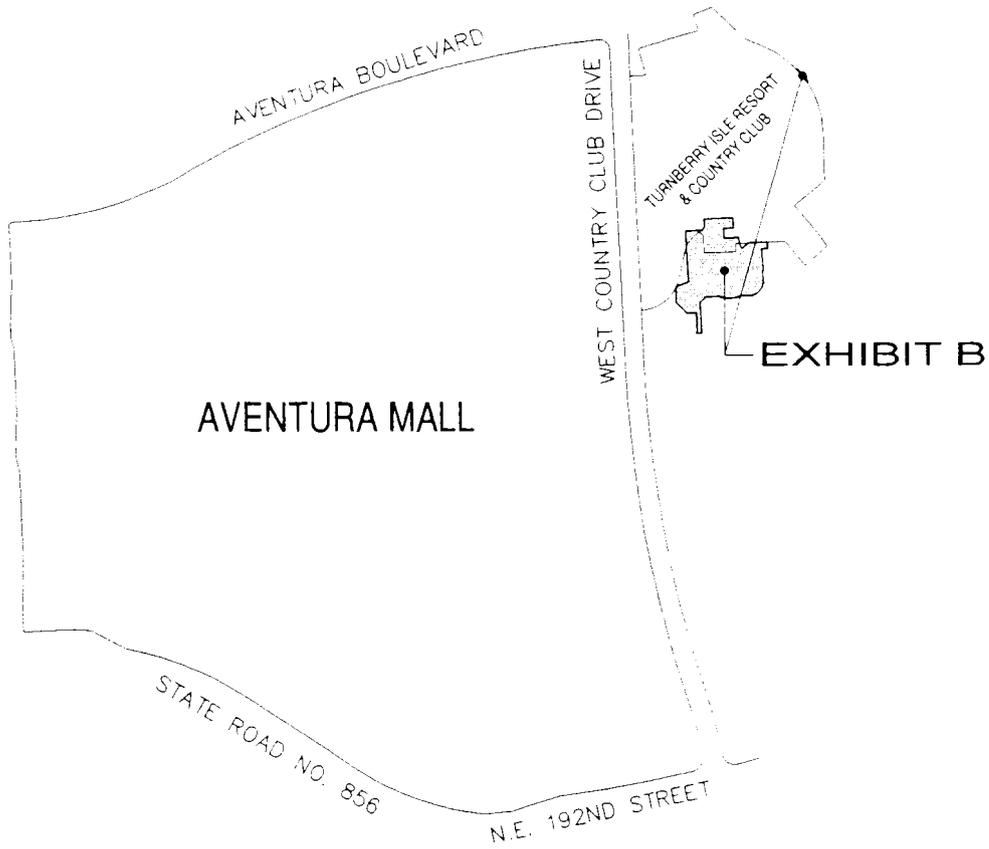
DETAIL "A"

Drawn By MAP
 Cad. No 081221
 Ref Dwg. 2011-025
 Plotted: 4/9/15 11:00a

SKETCH OF DESCRIPTION
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date 4/9/15
 Scale NOT TO SCALE
 Job No 150445
 Dwg. No 1015-037-B
 Sheet 3 of 4

EXHIBIT B



[Handwritten signature]

Drawn By	MAP
Cad. No.	081221
Ref Dwg.	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job No.	150445
Dwg No	1015-037-B
Sheet	4 of 4



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>Michael J. Murrese</u>	<u>Attorney</u>
<u>Jeff Berrow</u>	<u>Attorney</u>
<u>Thomas Checchi</u>	<u>Civil Engineer</u>
<u>Don Fartin, Jr.</u>	<u>Surveyor</u>
<u>Donald Wolfe</u>	<u>Architect</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 18th DAY OF May, 2005

AUTHORIZED REPRESENTATIVE OF APPLICANT:

By: [Signature]
 Name: Michael J. Murrese
 Title: Attorney
 Address: 200 S. Biscayne Blvd, #850
Miami, FL 33131

OWNER

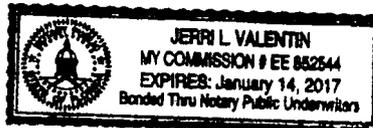
By: X [Signature]
 Name: Jonathan Kury
 Title: General Counsel
 Address: 19950 W Country Club Drive, 10th Floor
Aventura, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me the undersigned authority personally appeared JONATHAN KURY 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 he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME this 18th day of May, 2005.

X [Signature]
 AFFIANT
[Signature]
 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:

- 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 18 DAY OF May 2015

APPLICANT:

By: [Signature] (Signature)
Name: Michael J. Morron (Print)
Title: Attorney (Print)

WITNESS MY HAND THIS 18 DAY OF May 2015

PROPERTY OWNER:

By: [Signature] (Signature)
Name: Jeanette E. Kelly (Print)
Title: Owner / General Counsel (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 18 DAY OF May, 2005

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: Michael J. Moran (Print)

Title: Attorney (Print)

By: [Signature] (Signature)

Name: Jeff Bercew (Print)

Title: Attorney (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

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Title: _____ (Print)

Title: _____ (Print)

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.



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>Michael J. Marrero</u>	<u>Attorney</u>
<u>Jeff Berrow</u>	<u>Attorney</u>
<u>Thomas Checcka</u>	<u>Civil Engineer</u>
<u>Don Fertin, Jr.</u>	<u>Surveyor</u>
<u>Donald Wolfe</u>	<u>Architect</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 18th DAY OF May, 2005

AUTHORIZED REPRESENTATIVE OF APPLICANT:

By: [Signature]
 Name: Michael J. Marrero
 Title: Attorney
 Address: 200 S. Biscayne Blvd, # 850
Miami, FL 33131

OWNER

By: X [Signature]
 Name: Jonathan Curry
 Title: General Counsel
 Address: 19950 W Country Club Drive, 10th Floor
Aventura, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me the undersigned authority personally appeared JONATHAN CURRY 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 he/she executed this Affidavit for the purposes stated therein and that it is true and correct.

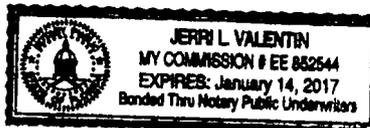
SWORN TO AND SUBSCRIBED BEFORE ME this 18 day of May, 2005

AFFIANT

[Signature]
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)(i) 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 18 DAY OF May 2015

APPLICANT:

By: [Signature] (Signature)
Name: Michael J. Morron (Print)
Title: Attorney (Print)

WITNESS MY HAND THIS 18 DAY OF May 2015

PROPERTY OWNER:

By: [Signature] (Signature)
Name: Jeanette Evers (Print)
Title: Owner of Social Center 1 (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 18 DAY OF May, 2005

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: Michael J. Morris (Print)

Title: Attorney (Print)

By: [Signature] (Signature)

Name: Jeff Berceau (Print)

Title: Attorney (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

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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.

WITNESS MY HAND THIS _____ DAY OF _____, 200__

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: THOMAS CHECCA (Print)

Title: PROJECT ENGINEER (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

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

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WITNESS MY HAND THIS 19 DAY OF MAY, 2005

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: DON WOLFE (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Name: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

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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 Michael Morreo 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

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of May, 2005



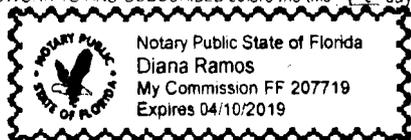
Notary Public State of Florida At Large
Diana Ramos
Printed Name of Notary
My commission expires: 4/10/19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Jeffrey Brown 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

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of May, 2005



Notary Public State of Florida At Large
Diana Ramos
Printed Name of Notary
My commission expires: 4/10/19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

Notary Public State of Florida At Large

Printed Name of Notary
My commission expires: _____

NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared DANIEL FORGIN JR 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.

[Handwritten Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 18th day of MAY, 2015

[Handwritten Signature]
Notary Public State of Florida At Large
SUSAN P. KAY
Printed Name of Notary
My commission expires: 04-06-2016

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 20__.

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 20__.

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 20__.

Notary Public State of Florida At Large

Printed Name of Notary
My commission expires: _____

NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Thomas Checca 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.

Thomas Checca
AFFIANT



May 18, 2016

Notary Public State of Florida At Large
Susan P. Kay
Printed Name of Notary
My commission expires: 04-06-2016

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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

WITNESS MY HAND THIS 18th DAY OF MAY, 20015

REPRESENTATIVE: (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)
Name: DANIEL FORTIN JR (Print)
Title: VP- FORTN LEAVY SKILLS (Print)

By: _____ (Signature)
Name: _____ (Print)
Title: _____ (Print)

By: _____ (Signature)
Name: _____ (Print)
Title: _____ (Print)

By: _____ (Signature)
Name: _____ (Print)
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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.

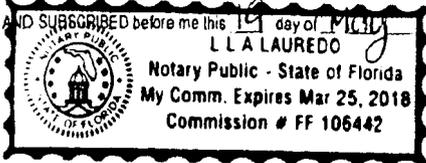
NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Donald Weipe 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.

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 19 day of MAY, 20015



[Signature]
Notary Public State of Florida At Large
L L A LAUREDO
Printed Name of Notary
My commission expires: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

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 _____ 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.

AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 200__

Notary Public State of Florida At Large

Printed Name of Notary
My commission expires: _____

ORDINANCE NO. 2015- _____

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 PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", FROM B2, COMMUNITY BUSINESS DISTRICT TO ROS, RECREATION OPEN SPACE DISTRICT AND BY AMENDING THE ZONING DESIGNATION FOR A PARCEL OF LAND LOCATED ON WEST COUNTRY CLUB DRIVE CONTAINING A TOTAL OF 2.111 ACRES MORE OR LESS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "B", FROM ROS, RECREATION OPEN SPACE DISTRICT TO B2, COMMUNITY BUSINESS DISTRICT; APPROVING THE FOURTH AMENDMENT TO "RESTRICTIONS FOR BISCAYNE VILLAGE, MIAMI-DADE COUNTY, FLORIDA" RELATING TO THE GOLF COURSE AND COUNTRY CLUB PARCELS; ACCEPTING THE DECLARATION OF RESTRICTIONS CONTAINING THE APPLICANT'S PROFFER OF SITE IMPROVEMENTS AND OTHER RESTRICTIONS ON THE GOLF COURSE PARCEL, INCLUDING THE PARCEL DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, TB Isle Resort, LP, through Applications No. 01-REZ-15 and 02-REZ-15, has made application to amend the Official Zoning Map of the City for one parcel of land located on West Country Club Drive totaling 2.111 acres, legally described in Exhibit "A" to this Ordinance, (the "South Parcel") from B2, Community Business District to ROS, Recreation Open Space District and to amend the Official Zoning Map of the City for a second parcel of land located on West Country Club Drive totaling 2.111 acres, legally described in Exhibit "B" to this Ordinance, (the "North Parcel") from ROS, Recreation Open Space to B2, Community Business District, to facilitate redevelopment of the Turnberry Isle Resort; and

WHEREAS, the City Commission concurrently with this rezoning application has considered small scale Comprehensive Plan amendments to change the future land

use designation of the South Parcel from Business and Office to Parks and Recreation and the future land use designation of the North Parcel from Parks and Recreation to Business and Office (01-CPA-15 and 02-CPA-15); 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 determined that the rezonings are consistent with the applicable provisions of the City Comprehensive Plan as proposed to be amended; and

WHEREAS, the City Commission has evaluated the criteria of Section 31-77(f) of the City Code of Ordinances and determined that the proposed zoning designations are consistent with the requirements of the City Code; and

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

WHEREAS, the City Commission has determined that the proposed rezonings are consistent with the intent of the original development plan for the properties and that all public conditions and restrictions have been satisfied; and

WHEREAS, the City Commission has reviewed the applications for rezoning and has considered the testimony of all interested parties at the public hearings, and has determined that the actions set forth in this Ordinance are consistent with the Comprehensive Plan, as proposed to be amended; and the health, safety and welfare of the City.

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. The Official Zoning Map of the City of Aventura is hereby amended by amending the zoning designation for the South Parcel land located on West Country Club Drive totaling 2.111 acres as legally described in Exhibit "A" to this Ordinance from B2, Community Business District to ROS, Recreation Open Space District.

Section 3. Official Zoning Map Amended. The Official Zoning Map of the City of Aventura is hereby amended by amending the zoning designation for the North Parcel located on West Country Club Drive totaling 2.111 acres as legally described in Exhibit "B" to this Ordinance from ROS, Recreation Open Space District to B2, Community Business District.

Section 4. Restrictions for Biscayne Village Amended. The "Fourth Amendment to Restrictions", attached as Exhibit "C" to this Ordinance amending the "Restrictions for Biscayne Village, Dade County, Florida" and relating to the golf course and country club Restrictions dated February 12, 1969 recorded in the Public Records for Miami-Dade County in Official Records Book 6889, Page 4, with revision on July 17, 1972 recorded in the Public Records for Miami-Dade County in Official Records Book 8198, Page 259; with further revision on December 20, 1988 recorded in the Public Records for Miami-Dade County in Official Records Book 14012, Page 616; and with further revision on March 3, 2010 recorded in the Public Records for Miami-Dade County in Official Records Book 27223 , Page 0031, is hereby approved to reflect the amended legal description of the parcels resulting from the rezonings approved by this Ordinance and to restate the public conditions and restrictions.

Section 5. Acceptance of Declaration of Restrictions for Site Improvements Proffer by Applicant. The Declaration of Restrictions for Site

Improvements, attached as Exhibit “D” to this Ordinance, as proffered by the applicant and relating to the golf course parcel and to the South Parcel legally described in Exhibit “A” to this Ordinance are hereby accepted.

Section 6. 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 7. 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 may be revised so as to accomplish such intentions.

Section 8. Effective Date. This Ordinance shall be effective immediately upon the effective date of the small scale amendments to the Comprehensive Plan (01-CPA-15 and 02-CPA-15).

Section 9. Issuance of this development order by the City of Aventura does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Aventura for issuance of the development order if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

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 Teri Holzberg _____
- Commissioner Denise Landman _____
- Commissioner Marc Narotsky _____
- Commissioner Robert Shelley _____
- Commissioner Howard Weinberg _____
- Vice Mayor Enbar Cohen _____
- Mayor Enid Weisman _____

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 Teri Holzberg _____
- Commissioner Denise Landman _____
- Commissioner Marc Narotsky _____
- Commissioner Robert Shelley _____
- Commissioner Howard Weinberg _____
- Vice Mayor Enbar Cohen _____
- Mayor Enid Weisman _____

PASSED on first reading on this 2nd day of June, 2015.

PASSED AND ADOPTED on this 7th day of July, 2015.

ENID WEISMAN, MAYOR

ATTEST:

ELLISA L. HORVATH, MMC, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plot thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of Tract H-H of said plat of FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB; thence N 81°00'38" E along the North line of said Tract H-H for 211.44 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 81°00'38" E; thence Northwesterly along a 4299.22 foot radius curve leading to the right through a central angle of 3°48'14" for an arc distance of 285.43 feet to a non-tangent point; thence N 28°44'32" W for 43.73 feet; thence N 03°20'32" W for 24.05 feet; thence N 21°07'43" E for 63.17 feet; thence S 87°20'20" W for 6.30 feet; thence N 02°39'40" W for 15.79 feet; thence S 87°20'20" W for 23.77 feet; thence S 42°20'20" W for 2.49 feet; thence S 87°20'23" W for 138.29 feet; thence N 47°39'40" W for 26.09 feet; thence N 02°39'40" W for 6.48 feet to a point of curvature; thence Northwesterly and Southwesterly along a 15.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency; thence S 87°20'20" W for 17.99 feet to a point on a circular curve concave to the Northeast and whose radius point bears N 87°09'27" E; thence Southeasterly along the Westerly line of said Tract U and Easterly right of way line of West Country Club Drive, also being a 4510.66 foot radius curve leading to the left through a central angle of 6°08'49" for an arc distance of 483.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:

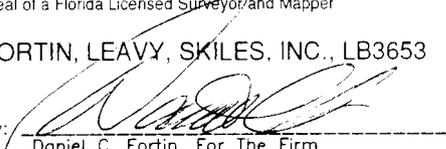
- This site lies in Section 3, Township 52 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leovy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on April 8, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

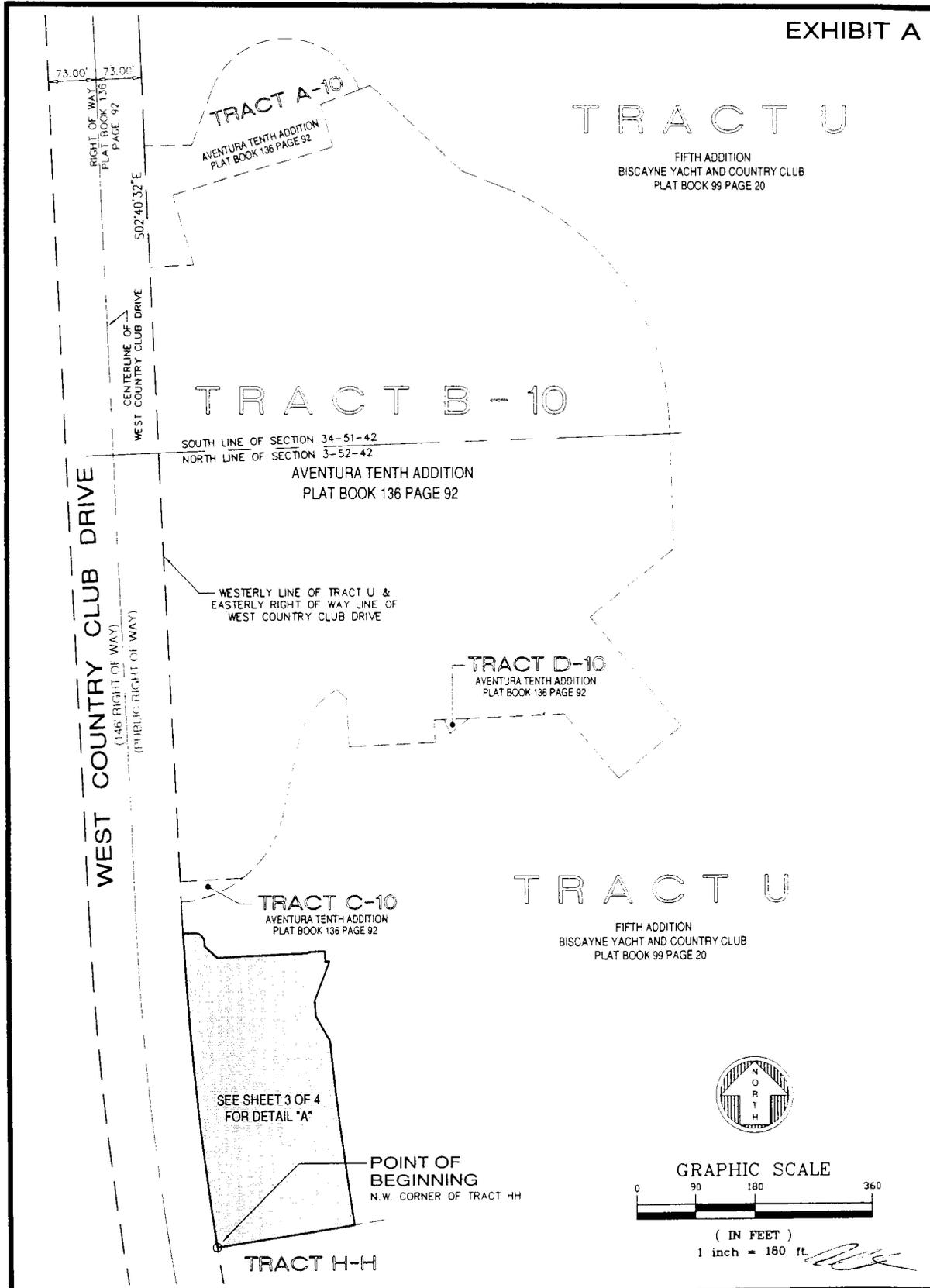
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-A
Sheet	1 of 4



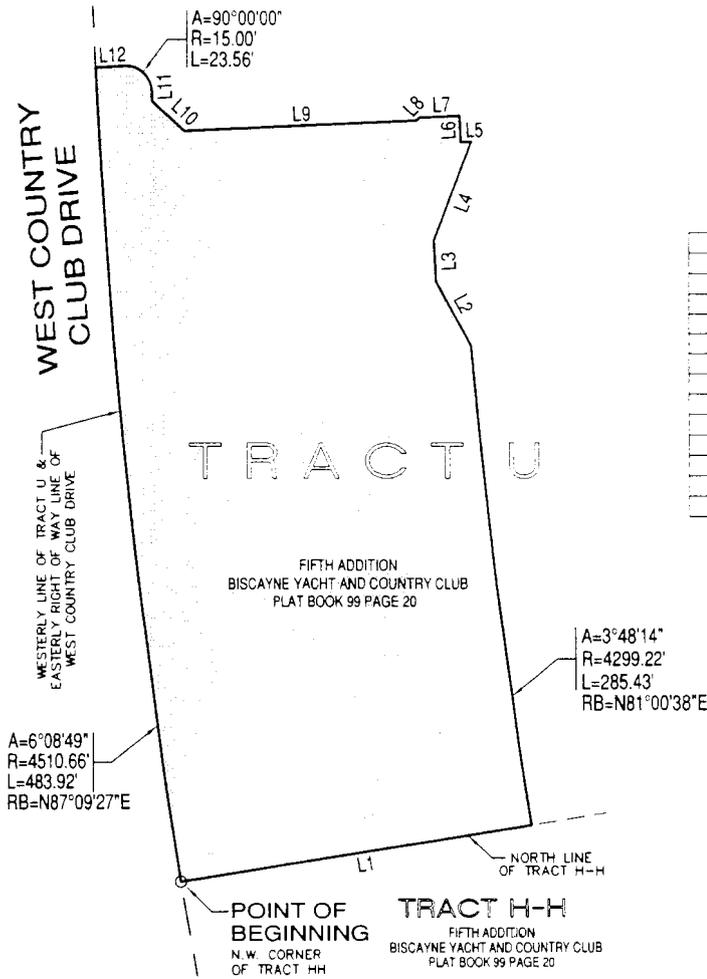
Drawn By	MAP
Cad. No.	081221
Ref. Dwg.	2011-025
Plotted	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	4/9/15
Scale	1"=180'
Job No	150445
Dwg. No	1015-037-A
Sheet	2 of 4

EXHIBIT A



LINE TABLE		
LINE	LENGTH	BEARING
L1	211.44	N81°00'38"E
L2	43.73	N28°44'32"W
L3	24.05	N03°20'32"W
L4	63.17	N21°07'43"E
L5	6.30	S87°20'20"W
L6	15.79	N02°39'40"W
L7	23.77	S87°20'20"W
L8	2.49	S42°20'20"W
L9	138.29	S87°20'23"W
L10	26.09	N47°39'40"W
L11	6.48	N02°39'40"W
L12	17.99	S87°20'20"W



DETAIL "A"

Drawn By	MAP
Cad. No.	081221
Ref. Dwg	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Date	4/9/15
Scale	NOT TO SCALE
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Sheet	3 of 4

EXHIBIT A



A handwritten signature in the bottom right corner of the map area.

Drawn By	MAP
Cad No.	081221
Ref. Dwg	2011-025
Plotted:	4/9/15 11:00a

LOCATION SKETCH

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Date	4/9/15
Scale	NOT TO SCALE
Job. No.	150445
Dwg. No.	1015-037-A
Sheet	4 of 4

LEGAL DESCRIPTION:

EXHIBIT B

A portion of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92, and a portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract D-10 of said plat of AVENTURA TENTH ADDITION; thence S 50°38'09" W along the Southeasterly line of said Tract D-10 for 36.81 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 72°28'08" W; thence Northwesterly along the Westerly line of said Tract D-10, also being a 120.00 foot radius curve leading to the left through a central angle of 11°16'19" for an arc distance of 23.61 feet to a non-tangent point; thence N 02°20'33" W for 24.13 feet; thence S 87°26'47" W for 62.28 feet; thence N 02°33'13" W for 39.61 feet; thence N 87°26'47" E for 41.45 feet; thence N 02°33'13" W for 42.01 feet; thence S 87°26'47" W for 120.69 feet; thence S 02°33'13" E for 33.67 feet; thence S 42°26'47" W for 16.77 feet; thence S 87°26'47" W for 63.18 feet; thence S 02°40'32" E for 210.19 feet; thence S 69°21'03" W for 52.68 feet; thence S 00°35'40" W for 66.67 feet; thence S 45°59'34" E for 61.79 feet; thence N 87°27'33" E for 35.71 feet; thence S 02°57'10" E for 74.43 feet; thence S 21°07'43" W for 8.51 feet; thence N 87°20'20" E for 20.53 feet; thence N 02°39'40" W for 100.00 feet; thence S 87°20'20" W for 1.67 feet; thence N 02°39'40" W for 26.70 feet; thence N 87°20'20" E for 3.66 feet; thence N 42°20'20" E for 23.73 feet; thence N 02°39'40" W for 3.16 feet; thence N 87°20'20" E for 66.01 feet; thence S 02°39'40" E for 5.67 feet; thence N 87°20'20" E for 12.38 feet; thence S 02°39'40" E for 3.83 feet; thence N 87°20'20" E for 52.75 feet; thence N 02°39'40" W for 3.83 feet; thence N 87°20'20" E for 12.38 feet; thence N 02°39'40" W for 3.50 feet; thence N 87°20'20" E for 59.00 feet; thence N 02°39'40" W for 5.08 feet; thence N 87°20'20" E for 12.23 feet; thence N 42°20'20" E for 36.63 feet; thence N 02°39'40" W for 12.23 feet; thence N 87°20'20" E for 5.08 feet; thence N 02°39'40" W for 55.00 feet; thence N 87°20'20" E for 2.67 feet; thence N 02°39'40" W for 52.75 feet; thence S 87°20'20" W for 2.67 feet; thence N 02°39'40" W for 37.22 feet; thence N 87°20'20" E for 25.34 feet; thence N 02°39'40" W for 26.76 feet; thence S 87°26'47" W along the exterior boundary line of said Tract B-10 for 77.46 feet to the Point of Beginning.

AND

A portion of Tract U, FIFTH ADDITION BISCAYNE YACHT AND COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 99 at Page 20 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the most Northerly corner of Tract B-10, AVENTURA TENTH ADDITION, according to the plat thereof, as recorded in Plat Book 136 at Page 92 of said Public Records of Miami-Dade County, Florida, the following four (4) courses being along the exterior boundary line of said Tract B-10; 1) thence S 47°08'16" E for 193.28 feet; 2) thence S 69°22'04" E for 60.00 feet to a point curvature; 3) thence Southeasterly along a 400.00 foot radius curve leading to the right through a central angle of 25°40'53" for an arc distance of 179.29 feet to the Point of Beginning; 4) thence continue Southeasterly along said 400.00 foot radius curve leading to the right through a central angle of 9°49'31" for an arc distance of 68.59 feet; thence N 48°35'47" E for 7.26 feet; thence N 41°24'13" W for 68.44 feet; thence S 48°35'47" W for 4.11 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 52 South, Range 42 East and Section 34, Township 51 South, Range 42 East, City of Aventura, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 02°40'32" E for the Easterly right of way line of West Country Club Drive.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 91,955 square feet, or 2.111 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-025.

SURVEYOR'S CERTIFICATION:

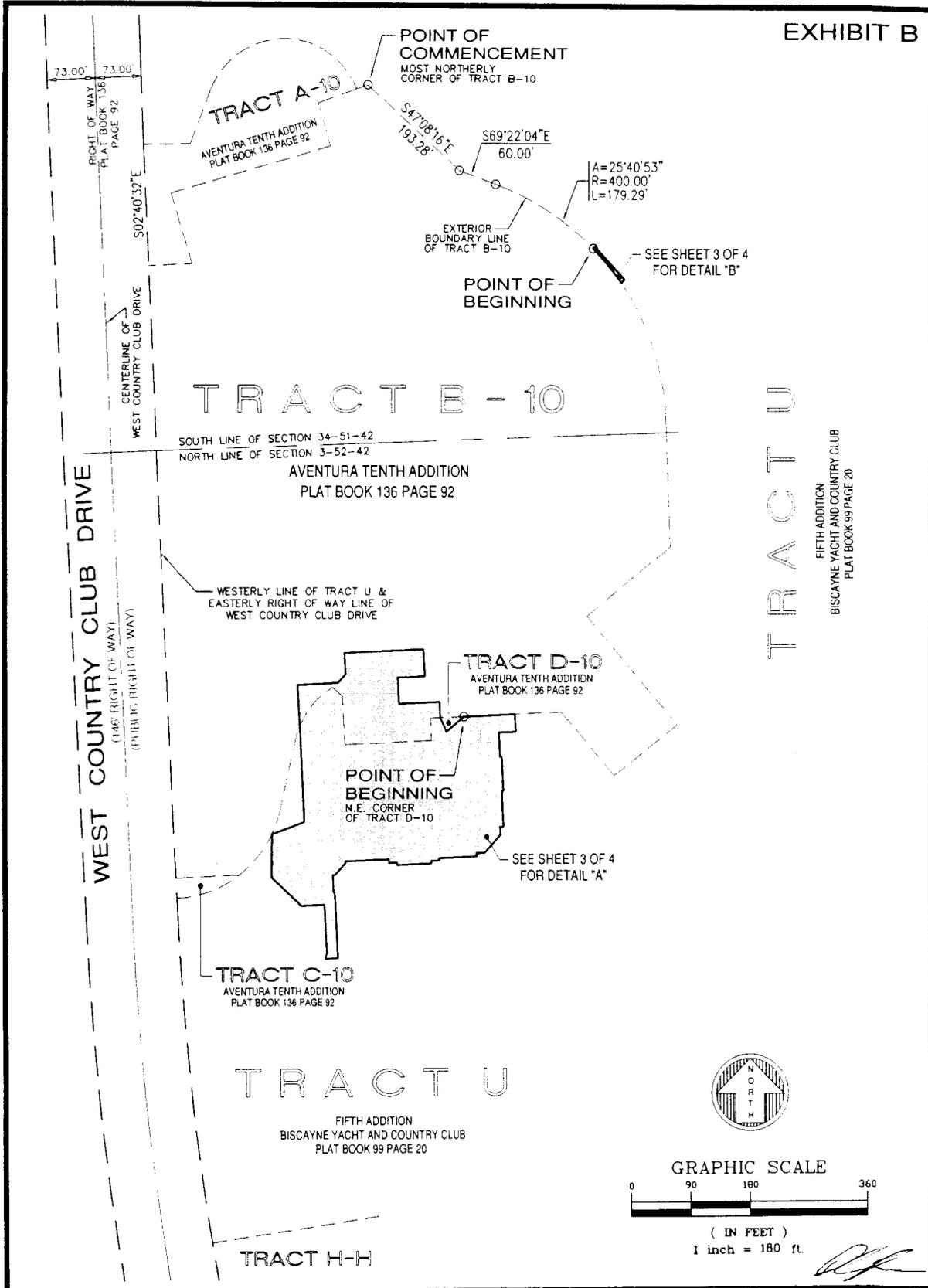
I hereby certify that this "Sketch of Description" was made under my responsible charge on April 9, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm Surveyor and Mapper, LS2853 State of Florida.

Table with 3 columns: Metadata (Drawn By, Cad No, Ref Dwg, Plotted), Legal Description/Notes & Certification (Fortin, Leavy, Skiles, Inc. Consulting Engineers, Surveyors & Mappers), and Date/Scale/Job No/Dwg No/Sheet.



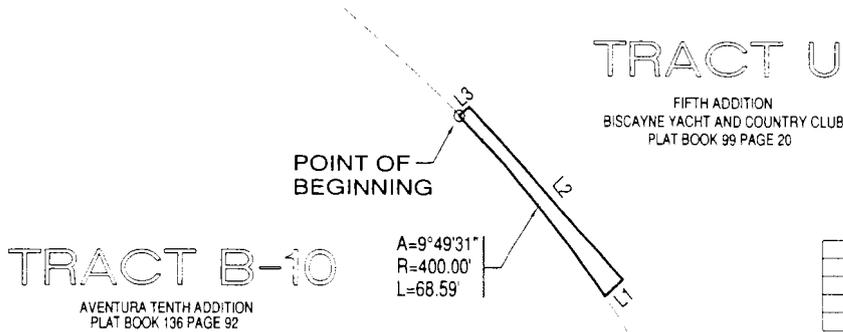
Drawn By	MAP
Cad No.	081221
Ref. Dwg.	2011-025
Plotted:	4/9/15 11:00a

SKETCH OF DESCRIPTION

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Date	4/9/15
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Job No.	150445
Dwg No.	1015-037-B
Sheet	2 of 4

EXHIBIT B



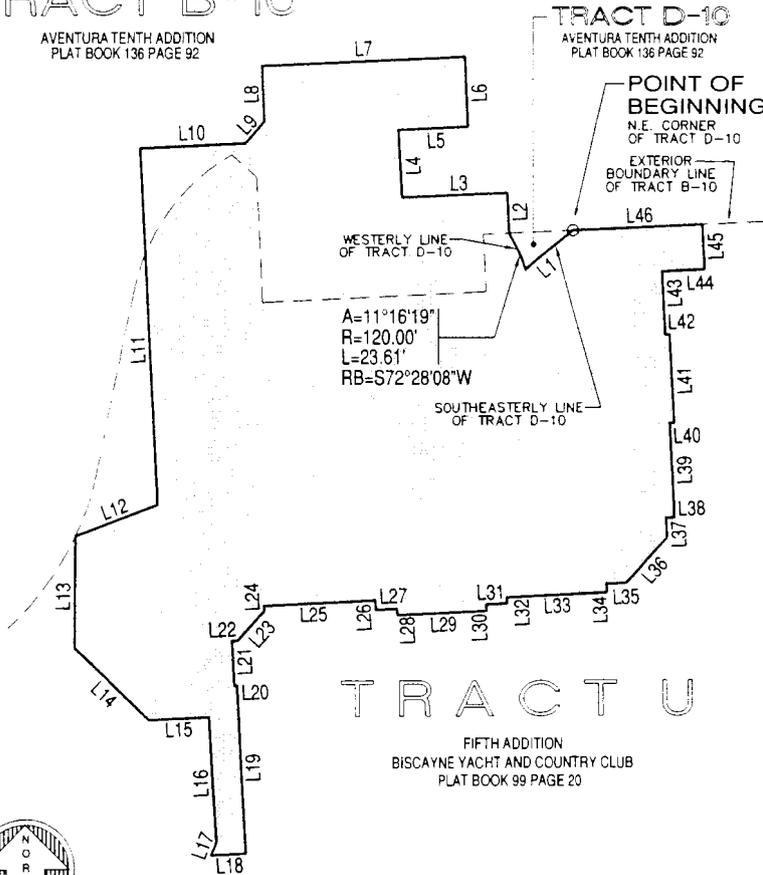
LINE TABLE		
LINE	LENGTH	BEARING
L1	7.26	N48°35'47"E
L2	68.44	N41°24'13"W
L3	4.11	S48°35'47"W



DETAIL "B"

TRACT B-10

AVENTURA TENTH ADDITION
PLAT BOOK 136 PAGE 92



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.81	S50°38'09"W
L2	24.13	N02°20'33"W
L3	62.28	S87°26'47"W
L4	39.61	N02°33'13"W
L5	41.45	N87°26'47"E
L6	42.01	N02°33'13"W
L7	123.69	S87°26'47"W
L8	33.67	S02°33'13"E
L9	16.77	S42°26'47"W
L10	63.18	S87°26'47"W
L11	210.19	S02°40'32"E
L12	52.68	S69°21'03"W
L13	66.67	S00°35'40"W
L14	61.79	S45°59'34"E
L15	35.71	N87°27'33"E
L16	74.43	S02°57'10"E
L17	8.51	S21°07'43"W
L18	20.53	N87°20'20"E
L19	100.00	N02°39'40"W
L20	1.67	S87°20'20"W
L21	26.70	N02°39'40"W
L22	3.66	N87°20'20"E
L23	23.73	N42°20'20"E
L24	3.16	N02°39'40"W
L25	66.01	N87°20'20"E
L26	5.67	S02°39'40"E
L27	12.38	N87°20'20"E
L28	3.83	S02°39'40"E
L29	52.75	N87°20'20"E
L30	3.83	N02°39'40"W
L31	12.38	N87°20'20"E
L32	3.50	N02°39'40"W
L33	59.00	N87°20'20"E
L34	5.08	N02°39'40"W
L35	12.23	N87°20'20"E
L36	36.63	N42°20'20"E
L37	12.23	N02°39'40"W
L38	5.08	N87°20'20"E
L39	55.00	N02°39'40"W
L40	2.67	N87°20'20"E
L41	52.75	N02°39'40"W
L42	2.67	S87°20'20"W
L43	37.22	N02°39'40"W
L44	25.34	N87°20'20"E
L45	26.76	N02°39'40"W
L46	77.46	S87°26'47"W



DETAIL "A"

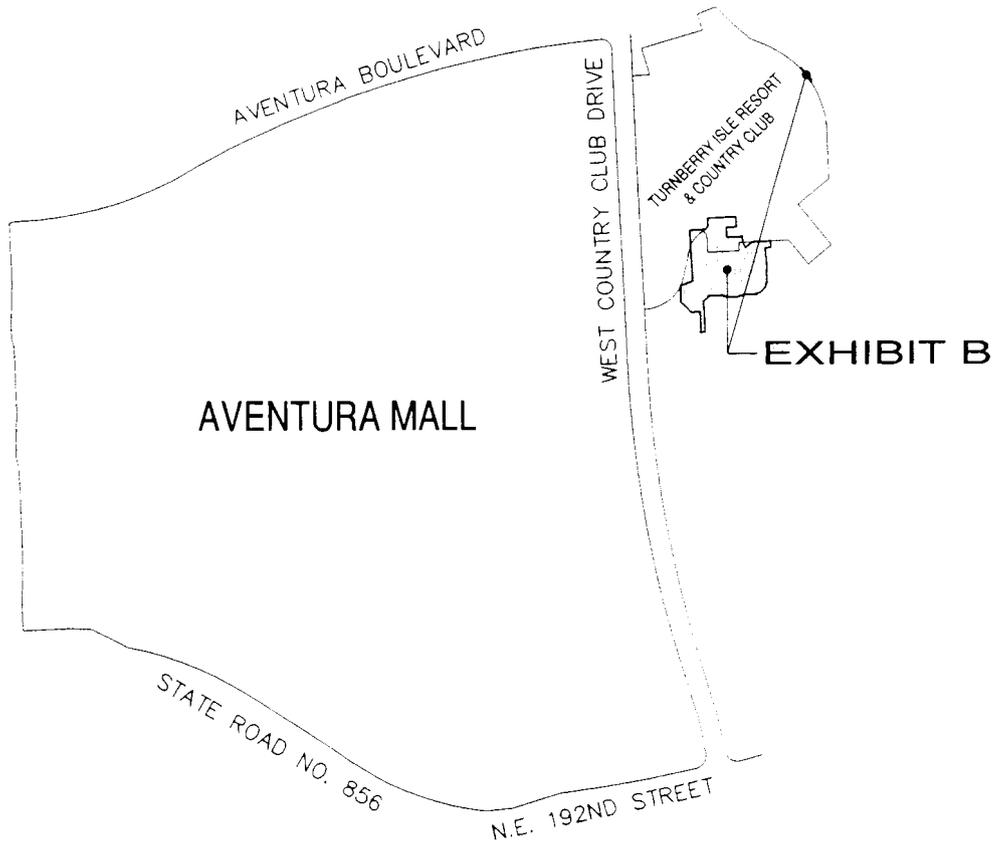
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EXHIBIT B



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