

Local Planning Agency

Enid Weisman, Mayor

Robert Shelley, Vice Mayor
Enbar Cohen, Commissioner
Teri Holzberg, Commissioner
Denise Landman, Commissioner
Marc Narotsky, 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
MARCH 1, 2016 – 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: July 7, 2015**
- 4. PUBLIC HEARING: MOTION RECOMMENDING ADOPTION OF THE FOLLOWING ORDINANCE:**

AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA AMENDING ARTICLE VIII., SECTION 31-171, "OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS", OF CHAPTER 31 "LAND DEVELOPMENT REGULATIONS" OF THE CITY CODE BY AMENDING SECTION 31-171(a)(6)d. TO ADD MINIMUM WIDTHS FOR ONE-WAY AND TWO-WAY DRIVE AISLES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND 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
JULY 7, 2015 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 by Mayor Enid Weisman at 6:00 p.m. Present were the following: Mayor Enid Weisman, Vice Mayor Enbar Cohen, Commissioner Teri Holzberg, Commissioner Denise Landman, Commissioner Marc Narotsky, Commissioner Howard Weinberg, City Manager Eric M. Soroka, City Clerk Ellisa L. Horvath, and City Attorney David M. Wolpin. Commissioner Robert Shelley was absent. As a quorum was determined to be present, the meeting commenced.

2. **PLEDGE OF ALLEGIANCE:** The Pledge was led by Marie Bell, Miami-Dade County Mayor's Office.

3. **APPROVAL OF MINUTES:** A motion to approve the minutes of the June 2, 2015 minutes was offered by Commissioner Landman, seconded by Commissioner Narotsky, 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 SECTION 31-144 "BUSINESS ZONING DISTRICTS" OF THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 31-144(C)(5)A., COMMUNITY BUSINESS (B2) DISTRICT, TO ALLOW INCREASED LOT COVERAGE FOR PARCELS THAT ARE ADJACENT TO A PROPERTY ZONED AS RECREATION OPEN SPACE (ROS) DISTRICT AND ARE JOINED TO THE ROS PARCEL BY A UNITY OF TITLE OR COVENANT IN LIEU OF UNITY OF TITLE, PROVIDED THAT THE ROS LAND AREA IS NO LESS THAN 200 ACRES IN SIZE AND PROVIDED THAT ANY CLUBHOUSE AND/OR CONFERENCE CENTER BULDINGS ON THE B2 PARCEL DO NOT EXCEED TWO (2) STORIES IN HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wolpin noted that the staff report and any comments provided would be included in the record for the same item on the regular Commission Meeting Agenda.

A motion to recommend adoption of the Ordinance was offered by Commissioner Weinberg and seconded by Commissioner Landman.

Community Development Director Joanne Carr addressed the Commission and entered the staff report into the record, which recommended approval.

Michael Marrero, Esq. (Bercow Radell & Fernandez - 200 S. Biscayne Blvd. Suite 850, Miami, FL 33131), provided testimony on behalf of the Applicant.

Mayor Weisman opened the public hearing. There being no speakers, the public hearing was closed.

The motion to recommend adoption of the Ordinance was unanimously passed, by roll call vote.

5. **ADJOURNMENT:** There being no further business to come before the Local Planning Agency, the meeting adjourned at 6:07 p.m.

Ellisa L. Horvath, MMC, City Clerk

Approved by the Local Planning Agency on March 1, 2016.

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: February 18, 2016

SUBJECT: Application to Amend Section 31-171(a)(6)d. of the Land Development Regulations to add specifications for minimum widths of one-way and two-way access aisles and driveways (01-LDR-16)

March 1, 2016 Local Planning Agency Agenda Item 4
March 1, 2016 City Commission Meeting Agenda Item 7A
April 5, 2016 City Commission Meeting Agenda Item

RECOMMENDATION

It is recommended that the City Commission approve the request for an amendment to Section 31-171(a)(6)d. of the Off-Street Parking, Loading and Driveway Standards of Chapter 31 of the City Code to add minimum widths for one-way and two-way access aisles and driveways.

THE REQUEST

The applicant, Granite Aventura LLC, has submitted an application to amend Section 31-171(a)(6)d. of Chapter 31 of the City Code to allow a minimum width of 20 feet for two-way drive aisles where there is no parking on either side of the drive aisle. (See Exhibit #1 for Letter of Intent)

BACKGROUND

The applicant's request for this Code amendment results from staff review comments on the applicant's site plan approval application for construction of a 158 unit, 18 story, 186'6"

tall residential condominium building on the vacant parcel at the northwest corner of NE 185 Street and NE 28 Avenue. The site plan proposes an internal, 20 foot wide, two-way drive aisle for the driveway from the lobby to the parking garage along the NE 185 Street frontage of the site. There are no parking spaces proposed on either side of this driveway. (See Exhibit #2 for drive aisle location).

Section 31-171(a)(6)d. of the City Code states that drive aisles less than 24 feet wide shall be one-way only. The Code does not differentiate between the required width of a two-way drive aisle with adjacent parking spaces or a two-way drive aisle without adjacent parking spaces; only that any drive aisle less than 24 feet wide is to be one-way only.

The applicant is proposing a 20 foot wide, two-way drive aisle when there are no parking spaces on either side of the driveway and is requesting an amendment to allow this drive aisle width in the City Code.

The City's Traffic Engineering Consultant and the City's Engineering Consultant have both advised that they have no objection to the proposed amendment and that it is consistent with many other codes and standards, including the minimum standard required by the Miami-Dade County Fire Rescue Department for emergency vehicle access on two-way drive aisles. Exhibit #3 is a sketch prepared by the City's Engineering Consultant showing the distance between vehicles passing on a 24 foot wide, two-way drive aisle and the distance between vehicles passing on a 20 foot wide, two-way drive aisle. At 24 feet wide, there is an 8 foot wide separation between cars and a 7 foot wide separation between SUVs and trucks. At 20 feet wide, there is a 4 foot wide separation between cars and a 3 foot wide separation between SUVs and trucks.

In addition to the applicant's request, the City's Engineering Consultant has also recommended that three other drive aisle width details be included in Section 31-171(a)(6)d. The Consultant's recommendation is to include the following specifications:

1. The minimum width of drive aisle for one-way driveways where there is no parking on either side of the drive aisle shall be 14 feet, and
2. The minimum width of drive aisle for one-way drive aisles abutting parallel parking spaces shall be 12 feet, and
3. The minimum width of drive aisle for two-way drive aisles abutting parallel parking spaces shall be 20 feet.

The table in Section 31-171(a)(6)d., Figure 31-171(1), "Minimum Space Requirements at Various Parking Angles for Self-Parking Facilities", will be amended to add the four new drive aisle widths recommended by this staff report.

DESCRIPTION OF THE PROPOSED AMENDMENT

The proposed amendment to Section 31-171(a)(6)d. of Chapter 31, Article VIII., Off-Street Parking, Loading and Driveway Standards, follows and is shown in underlined text:

“Section 31-171. – Off-Street Parking, Loading and Driveway Standards.

(a) *General.* Every building, use or structure, instituted or erected after the effective date of this chapter shall be provided with off-street parking facilities in accordance with the provisions of this section for the use of occupants, employees, visitors or patrons. Such off-street parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.

...

(6) *Size and character of required parking.* The following design requirements shall be observed for off-street parking:

...

d. *Accessibility.* In all zoning districts, the width of access aisles and driveways for parking lots shall be substantially in conformance with the standards set forth in Figure 31-171(1). Every space shall be accessible without driving over or through another parking space, except as provided in subsection 31-171(a)(6)i. Parking stalls abutting the same continuous drive aisle shall have the same angle and orientation. Drive aisles shall be one-way only which are less than 24 feet wide or which abut parking stalls with angles less than 90 degrees, except:

(i) one-way drive aisles for driveways with no parking spaces on either side of the drive aisle shall be a minimum of 14 feet wide;

(ii) two-way drive aisles for driveways with no parking on either side of the drive aisle shall be a minimum of 20 feet wide;

(iii) one-way drive aisles abutting parallel parking spaces shall be a minimum of 12 feet wide;

(iv) two-way drive aisles abutting parallel parking spaces shall be a minimum of 20 feet wide.

Parking stall angles and drive aisle direction of flow may change only when the drive aisle is interrupted by a circulation drive or structure.

FIGURE 31-171(1)
 MINIMUM SPACE REQUIREMENTS AT
 VARIOUS PARKING ANGLES FOR SELF-PARKING FACILITIES

"A" Parking Angle	"B" Parking Width	"C" Stall Depth	"D" Aisle Width	"E" Curb Length	"F" Overall
0° (parallel)	9.0'	23.0'	<u>12.0' (1 way drive aisle)</u> <u>20.0' (2 way drive aisle)</u>	23'	N/A
30°	9.0'	16.8'	12.0'	18.0'	45.6'
45°	9.0'	19.0'	13.0'	12.7'	51.0'
60°	9.0'	20.1'	18.0'	10.4'	58.2'
90°	9.0'	18.0'	24.0'	9.0'	60.0'

** One-way drive aisles for driveways with no parking on either side of the drive aisle shall be a minimum of 14 feet wide, two-way drive aisles for driveways with no parking on either side of the drive aisle shall be a minimum of 20 feet wide.

ANALYSIS

Staff provides the following analysis of the request using the standards for reviewing proposed amendments to the text of the Land Development Regulations contained in Section 31-77 of the City Code.

1. *The proposed amendment is legally required.*

The proposed amendment is legally required to implement the requested revision to the Code.

2. *The proposed amendment is consistent with the goals and objectives of the Comprehensive Plan.*

The proposed amendment is consistent with the goals and objectives of the Comprehensive Plan, specifically, Objective 1 and its measure of the Land Use Goal in the Future Land Use Element which states that "the Land Development Regulations shall provide a cohesive blueprint for development and redevelopment of the City that accommodates growth while maintaining the integrity of the built and natural environment." The measure of Objective 1 above is incorporation of policy provisions in to the Land Development Regulations. This amendment incorporates policy decisions for minimum width of one-way and two-way drive aisles for development and redevelopment in the City.

3. *The proposed amendment is consistent with the authority and purpose of the LDRs.*

The proposed amendment is consistent with the authority and purpose of the Land Development Regulations. The purpose of the LDRs is to implement further the Comprehensive Plan of the City by establishing regulations, procedures and standards for review and approval of all development and uses of land and water in the City. The proposed amendment is consistent with this purpose.

4. *The proposed amendment furthers the orderly development of the City.*

The proposed amendment furthers the orderly development of the City by establishing standards for review and approval of development of land.

5. *The proposed amendment improves the administration or execution of the development process.*

The proposed amendment improves the administration or execution of the development process in that it provides for regulation by which to approve development or redevelopment projects in the City.



Marissa Amuial

Akerman LLP
One Southeast Third Avenue
Suite 2500
Miami, FL 33131-1714
Tel: 305.374.5600
Fax: 305.374.5095

Dir: 305.982.5614
marissa.amuial@akerman.com

January 20, 2016

Joanne Carr, Community Development Director
City of Aventura
19200 West Country Club Drive
Aventura, FL 33180

JAN 21 2016



Re: Letter of Intent
Proposed Text Amendment to Land Development Code

Dear Ms. Carr:

On behalf of Granite Aventura LLC (the "Applicant"), enclosed herein please find an application for a text amendment to the City of Aventura Land Development Code ("Code"). It has come to our attention that the Code does not differentiate between the required width of a two-way driveway with no abutting parking and the required width of a drive aisle within a surface parking lot. Therefore the minimum standard width presently applied to two-way driveways with no abutting parking is 24 feet, which is wider than necessary to meet safety standards. Further, this requirement creates additional, unnecessary impervious surfaces that add to the heat island effect and increase stormwater runoff. The purpose of this request is to create clarity within the Code to allow appropriate widths of internal site driveways to be permitted.

As set forth in Table 3-8 (attached as **Exhibit 1**) of the Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways (the "Florida Greenbook") produced by the Florida Department of Transportation ("FDOT"), 10 foot minimum lane width is acceptable for local roads. Further, Miami-Dade County allows lane widths of 10 feet for driveways as set forth in the County Code of Ordinances Chapter 33, Article VII, Section 33-122 (**Exhibit 2**). This section indicates that, *Driveways where there is no parking on either side shall be a minimum of 20 feet in width for two-way traffic.* Finally, according to the National Association of City Transportation Officials, lane widths of 10 feet

akerman.com

EXHIBIT #1
01-LDR-16

{37200246,1}

are appropriate in urban areas and have a positive impact on a street's safety without impacting traffic operations.¹

Based on the accepted engineering standards for roadways cited herein, 10 foot minimum lane width is acceptable for an internal roadway. A two-way driveway could therefore be constructed at total width of 20 feet if the proposed text amendment is adopted.

In order to address the scenario described above, the Applicant requests that Code Section 31-171(a)(6)d be amended as follows (additions underlined):

Accessibility. In all zoning districts, the width of access aisles and driveways for parking lots shall be substantially in conformance with the standards set forth in figure 31-171(1). Every space shall be accessible without driving over or through another parking space, except as provided in subsection 31-171(a)(6)i. Parking stalls abutting the same continuous drive aisle shall have the same angle and orientation. Drive aisles shall be one-way only which are less than 24 feet wide or which abut parking stalls with angles less than 90 degrees, except that two-way driveways with no abutting parking may be 20 feet wide. Parking stall angles and drive aisle direction of flow may change only when the drive aisle is interrupted by a circulation drive or structure.

We look forward to presenting this item to the City Commission at its Workshop on February 17th, to the Local Planning Agency on March 1st and to the City Commission on 2nd Reading on April 5th. Thank you for your consideration of this proposed text amendment.

Sincerely,



Marissa R. Amual

¹ See: <http://nacto.org/publication/urban-street-design-guide/street-design-elements/lane-width/>

Exhibit 1

**TABLE 3 – 8
 MINIMUM LANE WIDTHS**

	Minimum Lane Width (FEET)
Freeways	12
Major Arterials	11
Minor Arterials	11
Collectors (Major and Minor)	11
Local Roads *	10
Auxiliary Lanes	10

* Pavement widths may be reduced for the paving of certain existing unpaved subdivision streets and low volume rural roads. See CHAPTER 3, SECTION A for conditions.

**TABLE 3 – 9
 MINIMUM WIDTHS OF PAVEMENT AND SHOULDERS
 FOR TWO (2) LANE RURAL HIGHWAYS**

DESIGN SPEED (MPH)	AVERAGE DAILY TRAFFIC (2 - WAY)				
	250	250 - 400	400 - 750	750 - 1,600	ABOVE 1,600
	MINIMUM WIDTH OF PAVEMENT (FEET)				
30	20	20	22	22	24
35	20	20	22	22	24
40	20	20	22	22	24
45	20	20	22	22	24
50	20	20	22	24	24
55	20	22	22	24	24
60	20	22	22	24	24
65	20	22	24	24	24
	MINIMUM WIDTH OF SHOULDER (FEET)				
ALL	6	6	6	8	8

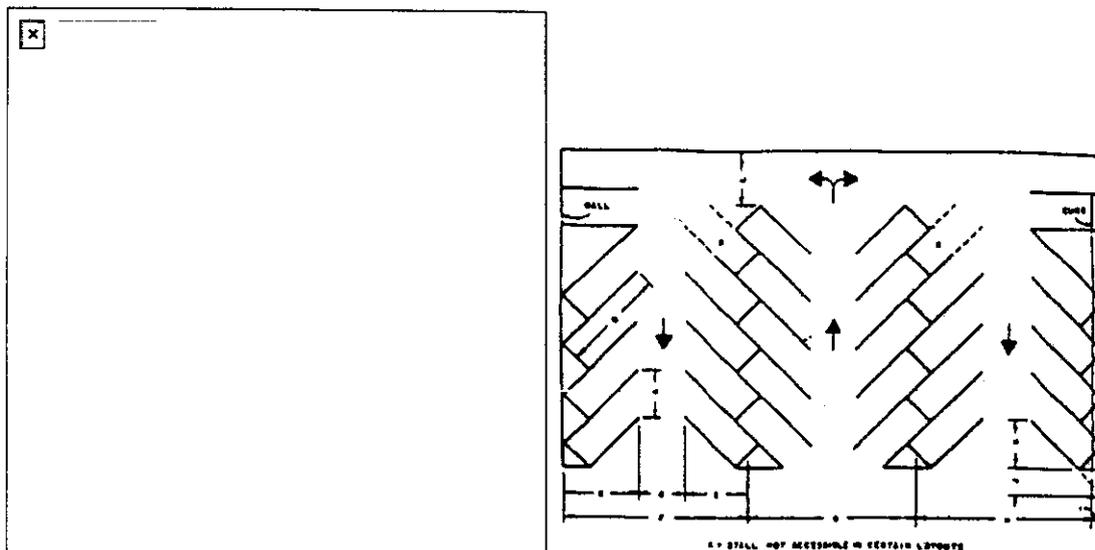
Exhibit 2

Sec. 33-122. - Required; definitions of parking space.

Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for the purposes set forth in this article. Parking spaces on private roadways shall not be credited towards required parking. For the purpose of this article, each parking space shall be a minimum of eight and one-half (8.5) by eighteen (18) feet with the following exceptions:

- (1) Where parking spaces for the handicapped are to be provided, they shall be a minimum of eighteen (18) feet long and the width and quality shall be in accordance with the South Florida Building Code.

Parking stall and aisle dimensions shall conform to the charts entitled "Minimum Parking Stall Dimension" and "Striping Detail" hereby incorporated as part of this section.



MINIMUM PARKING STALL DIMENSIONS (IN FEET)
AT VARIOUS ANGLES

Dimension	Symbol	(8.5' x 18')			
		45°	60°	75°	90°
Stall width, parallel to aisle	A	12.0	9.8	8.8	8.5
Stall length of line	B	26.5	22.9	20.3	18.0
Stall depth to wall	C	18.7	19.8	19.6	18.0
Aisle width between stall lines	D	12.0	17.0	21.0	22.0
Stall depth, interlock	E	15.7	17.7	18.5	18.0

Module, wall to interlock	F	46.5	54.6	59.1	58.0
Module, interlocking	G	43.5	52.4	58.0	58.0
Module, interlock to curb face	H	44.7	52.4	56.7	55.5
Bumper overhang (typical)	I	1.8	2.2	2.4	2.5
Offset	J	6.0	2.5	0.6	0.0
Setback	K	12.7	9.0	4.7	0.0
Driveways	L	**	**	**	**

For parallel parking minimum widths and length are 8.0' x 23.0'.

** Driveways where there is no parking on either side shall be a minimum of twenty (20) feet in width for two-way traffic and fourteen (14) feet for one-way traffic. Access drives between the paved portion of the right-of-way and the property line shall comply with the Miami-Dade County public works manual.

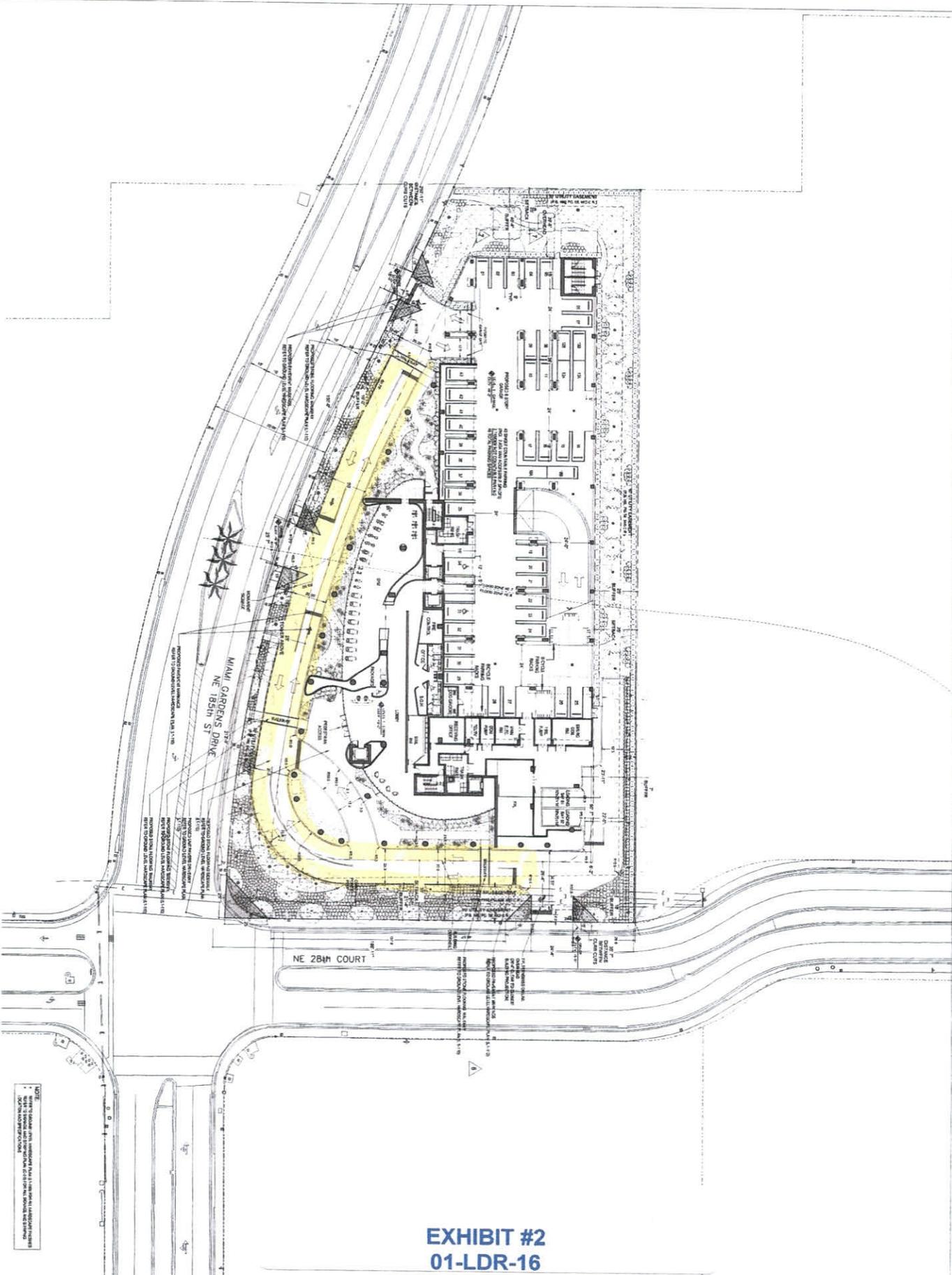


EXHIBIT #2
01-LDR-16

NOTE: THIS SITE PLAN IS SUBMITTED TO THE CITY OF MIAMI GARDENS FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

1 SITE PLAN
DATE: 11/17/16

ARQUITECTONICA
ARCHITECTS & PLANNERS
11000 SW 15th St, Suite 200
Miami, FL 33185
Tel: 305.444.1100
Fax: 305.444.1101
www.arquitectornica.com

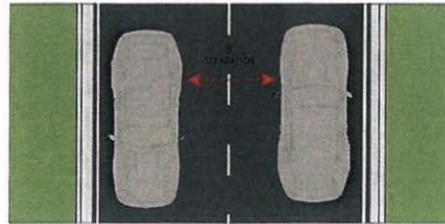
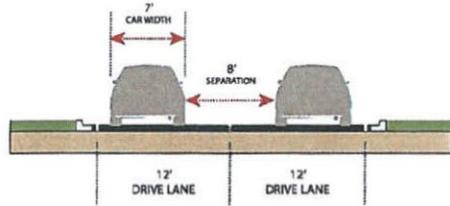
PROJECT INFORMATION
PROJECT NAME: [REDACTED]
CLIENT: [REDACTED]
DATE: 11/17/16
SCALE: AS SHOWN

DESIGNER INFORMATION
DESIGNER: [REDACTED]
DESIGNER'S REG. NO.: [REDACTED]
DATE: 11/17/16

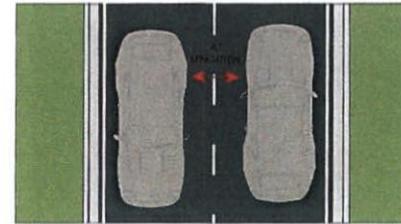
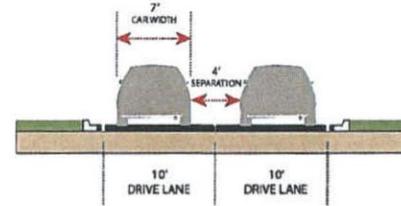
STATE OF FLORIDA
PROFESSIONAL ENGINEER
[REDACTED]
[REDACTED]

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/17/16
2	REVISED PER CITY COMMENTS	11/17/16
3	REVISED PER CITY COMMENTS	11/17/16
4	REVISED PER CITY COMMENTS	11/17/16
5	REVISED PER CITY COMMENTS	11/17/16
6	REVISED PER CITY COMMENTS	11/17/16
7	REVISED PER CITY COMMENTS	11/17/16
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10	REVISED PER CITY COMMENTS	11/17/16

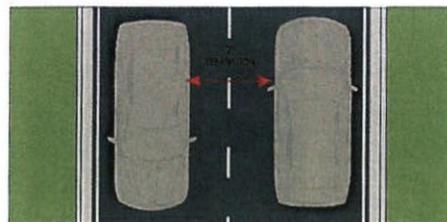
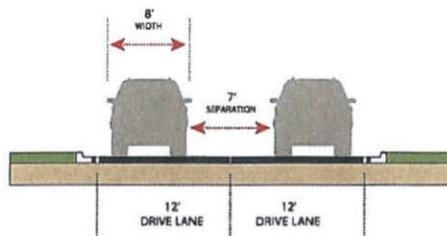
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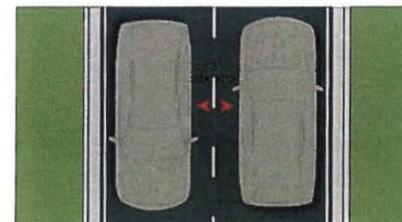
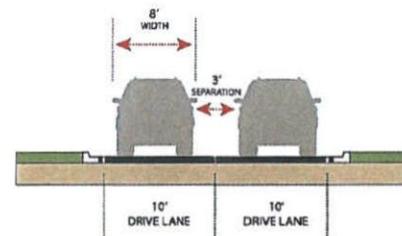
24' ROAD WIDTH (CAR)



20' ROAD WIDTH (CAR)



24' ROAD WIDTH (SUV/ TRUCK)



20' ROAD WIDTH (SUV/ TRUCK)



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.)
Neisen O. Kasdin	Attorney
Marissa R. Amual	Attorney
Maeve E. Desmond	Planner

(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 15th DAY OF January, 2016

AUTHORIZED REPRESENTATIVE OF APPLICANT:

By: [Signature]
 Name: RONNIE GROSS
 Title: VICE PRESIDENT
 Address: 214 W. 39th ST.
New York, NY 10018

OWNER

By: _____
 Name: _____
 Title: _____
 Address: _____

STATE OF ~~FLORIDA~~) NEW YORK
COUNTY OF ~~MANASSAS~~) NEW YORK

Before me the undersigned authority personally appeared RONNIE GROSS 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 15th day of January, 2016

[Signature]
 AFFIANT
[Signature]
 Notary Public State of ~~Florida~~ NEW YORK
 Printed Name of Notary ELIZABETH BROWN L.L.A.
 My commission expires: JUNE 5, 2018
 ELIZABETH BROWN
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01506147804
 Qualified in Queens County
 My Commission Expires June 05, 2018



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 15th DAY OF January 2016

APPLICANT: GRANITE AVENTURA LLC

By: [Signature] (Signature)
 Name: RONNIE CROSS (Print)
 Title: VICE PRESIDENT (Print)

WITNESS MY HAND THIS _____ DAY OF _____, 200__

PROPERTY OWNER:

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

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

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

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: _____ (Signature)

By: _____ (Signature)

Name: _____ (Print)

Name: _____ (Print)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

By: _____ (Signature)

Name: _____ (Print)

Name: _____ (Print)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

By: _____ (Signature)

Name: _____ (Print)

Name: _____ (Print)

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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.

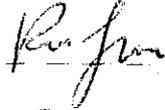
NOTARIZATION PROVISION

STATE OF ~~FLORIDA~~ **NEW YORK**
COUNTY OF ~~MIAMI-DADE~~ **NEW YORK**

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

SWORN TO AND SUBSCRIBED before me this 15th day of January, 2002016.

AFFIANT



Notary Public State of Florida At Large

Printed Name of Notary ELIZABETH BONILLA

My commission expires June 5, 2018

ELIZABETH BONILLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01806147564
Qualified in Queens County
My Commission Expires June 05, 2018

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.

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

AFFIANT

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.

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

AFFIANT

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.

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

AFFIANT

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 19th DAY OF January, 2006.

APPLICANT:

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

WITNESS MY HAND THIS _____ DAY OF _____, 2006.

PROPERTY OWNER:

By: _____ (Signature)
Name: _____ (Print)
Title: _____ (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 19 DAY OF January, 2006

REPRESENTATIVE (Listed on Business Relationship Affidavit)

By: [Signature] (Signature)

Name: Najim Kadin (Print)

Title: Attorney (Print)

By: [Signature] (Signature)

Name: MANISSA Amin (Print)

Title: Attorney (Print)

By: [Signature] (Signature)

Name: Merve Desmond (Print)

Title: Planner (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

By: _____ (Signature)

Title: _____ (Print)

Title: _____ (Print)

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

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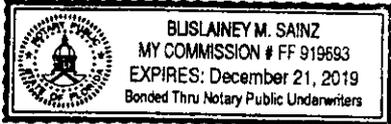
NOTARIZATION PROVISION

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Marissa Amual 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.

Marissa Amual
AFFIANT

SWORN TO AND SUBSCRIBED before me this 9 day of January, 2019



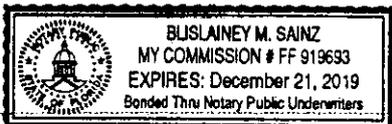
B. Sainz
Notary Public State of Florida At Large
Blislainey Sainz
Printed Name of Notary
My commission expires: 12-21-19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Neisen Kadin 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.

Neisen Kadin
AFFIANT

SWORN TO AND SUBSCRIBED before me this 9 day of January, 2019



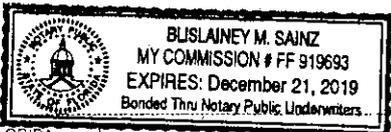
B. Sainz
Notary Public State of Florida At Large
Blislainey Sainz
Printed Name of Notary
My commission expires: 12-21-19

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared Maeve Desmond 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.

Maeve Desmond
AFFIANT

SWORN TO AND SUBSCRIBED before me this 9 day of January, 2019



B. Sainz
Notary Public State of Florida At Large
Blislainey Sainz
Printed Name of Notary
My commission expires: 12-21-19

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: _____

ORDINANCE NO. 2016-__

AN ORDINANCE OF THE CITY OF AVENTURA, FLORIDA AMENDING ARTICLE VIII., SECTION 31-171, "OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS", OF CHAPTER 31 "LAND DEVELOPMENT REGULATIONS" OF THE CITY CODE BY AMENDING SECTION 31-171(a)(6)d. TO ADD MINIMUM WIDTHS FOR ONE-WAY AND TWO-WAY DRIVE AISLES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Granite Aventura LLC, through Application No. 01-LDR-16, is requesting amendment to Article VIII., Section 31-171 "Off-Street Parking, Loading and Driveway Standards" of Chapter 31 "Land Development Regulations" of the Code of Ordinances ("City Code") by amending Section 31-171(a)(6)d. to add a minimum width of twenty (20') feet for two-way drive aisles without abutting parking spaces; and

WHEREAS, it is further recommended that minimum widths for one-way drive aisles with no abutting parking spaces, for two-way drive aisles abutting parallel parking spaces and for one-way drive aisles abutting parallel parking spaces be added to Section 31-171(a)(6)d.; and

WHEREAS, Objective 1 of the Land Use Goal in the Future Land Use Element of the City's Comprehensive Plan provides that "...the Land Development Regulations shall provide for a cohesive blueprint for development and redevelopment of the City that accommodates growth while maintaining the integrity of the built and natural environment." and the Measure of Objective 1 is incorporation of policy provisions into the Land Development Regulations; and

WHEREAS, the City Commission finds that the proposed amendment to Section 31-171 of the City Code to provide minimum widths for one-way and two-way drive aisles for development and redevelopment in the City is consistent with the applicable goals, objectives and policies of the City's Comprehensive Plan; and

WHEREAS, the City Commission has been designated as the Local Planning Agency for the City pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, the Local Planning Agency has reviewed the proposed amendment during the required public hearing and has recommended approval to the City Commission; and

WHEREAS, the City Commission has reviewed the proposed amendment, and finds that it is in the best interests of the public to amend Section 31-171 of Chapter 31 "Land Development Regulations," as set forth in this Ordinance; and

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

WHEREAS, the City Commission has reviewed the action set forth in the Ordinance and has determined that such action is consistent with the Comprehensive Plan.

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. City Code Amended. Section 31-171(a)(6)d. and Figure 31-171(1) of Article VIII., Section 31-171 "Off Street Parking, Loading and Driveway Standards" of Chapter 31 "Land Development Regulations" of the City Code is hereby amended to read as follows¹:

Section 31-171. – Off-Street Parking, Loading and Driveway Standards.

¹ Underlined provisions constitute proposed additions to existing text. Strikethrough provisions constitute proposed deletions to existing text.

(a) *General.* Every building, use or structure, instituted or erected after the effective date of this chapter shall be provided with off-street parking facilities in accordance with the provisions of this section for the use of occupants, employees, visitors or patrons. Such off-street parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.

...

(6) *Size and character of required parking.* The following design requirements shall be observed for off-street parking:

...

d. *Accessibility.* In all zoning districts, the width of access aisles and driveways for parking lots shall be substantially in conformance with the standards set forth in figure 31-171(1). Every space shall be accessible without driving over or through another parking space, except as provided in subsection 31-171(a)(6)i. Parking stalls abutting the same continuous drive aisle shall have the same angle and orientation. Drive aisles shall be one-way only which are less than 24 feet wide or which abut parking stalls with angles less than 90 degrees, except:

(i) one-way drive aisles for driveways with no abutting parking spaces shall be a minimum of 14 feet wide;

(iii) two-way drive aisles for driveways with no abutting parking shall be a minimum of 20 feet wide;

(ii) one-way drive aisles abutting parallel parking spaces shall be a minimum of 12 feet wide;

(iv) two-way drive aisles abutting parallel parking spaces shall be a minimum of 20 feet wide.

Parking stall angles and drive aisle direction of flow may change only when the drive aisle is interrupted by a circulation drive or structure.

FIGURE 31-171(1)
 MINIMUM SPACE REQUIREMENTS AT VARIOUS PARKING ANGLES
 FOR SELF-PARKING FACILITIES

"A" Parking Angle	"B" Parking Width	"C" Stall Depth	"D" Aisle Width	"E" Curb Length	"F" Overall
0° (parallel)	9.0'	23.0'	<u>12.0' (1 way drive aisle)</u> <u>20.0' (2 way drive aisle)</u>	23'	N/A
30°	9.0'	16.8'	12.0'	18.0'	45.6'
45°	9.0'	19.0'	13.0'	12.7'	51.0'
60°	9.0'	20.1'	18.0'	10.4'	58.2'
90°	9.0'	18.0'	24.0'	9.0'	60.0'

** One-way drive aisles for driveways with no parking on either side of the drive aisle shall be a minimum of 14 feet wide; two-way drive aisles for driveways with no parking on either side of the drive aisle shall be a minimum of 20 feet wide.

...

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

Section 4. Inclusion in the Code. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Aventura; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

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

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

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

PASSED on first reading on this 1st day of March, 2016.

PASSED AND ADOPTED on this 5th day of April, 2016.

ENID WEISMAN, MAYOR

ATTEST:

ELLISA L. HORVATH, MMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

CITY ATTORNEY

This Ordinance was filed in the Office of the City Clerk this ____ day of _____, 2016.