



July 19, 2018

Following Commission Meeting at 9:00 a.m.
Executive Conference Room

AGENDA

1. ***Call to Order/Roll Call***
2. ***Proposed Land Development Code Amendment – Assisted Living Facility in B2 District (Interim City Manager)****
3. ***Designation of Voting Delegate for the Florida League of Cities Conference (Interim City Manager)****
4. ***Request for Larger City Lapel Pins (Commissioner Weinberg)****
5. ***Proposed Amendment to City Code Chapter 4 – Amending the Alcohol Regulations Regarding Cocktail Lounges in Restaurants (Commissioner Dr. Marks)***
6. ***Process for Selection of Permanent City Manager (Commissioner Dr. Marks)***
7. ***Adjournment***

*** Back-up Information Exists**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 305-466-8901, not later than two days prior to such proceeding. 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, or online at cityofaventura.com. Anyone wishing to obtain a copy of any agenda item should contact the City Clerk at 305-466-8901.

COMMUNITY DEVELOPMENT
CITY OF AVENTURA

JUN 25 2018

Brian S. Adler, Esq.
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Fax 305.351.2206
badler@bilzin.com

INITIAL _____

June 21, 2018

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

**Re: Request for Workshop Topic
Proposed Amendments to City of Aventura Code Section 31-144(c) to Allow
ALFs as Conditional Uses in the B2 Zoning District**

Dear Ms. Carr:

Please consider this our request on behalf of our client, Belmont Village, L.P., to be placed on the July 19, 2018 City Commission Workshop related to proposed modifications to the B2 zoning district.

Belmont Village is the developer and operator of premier senior assisted living facilities in various jurisdictions throughout the United States, including Florida, California, Illinois, Texas, and Tennessee. Belmont Village is selective when considering where to situate its facilities, seeking locations that are attractive in established communities with convenient access to major health care centers and amenities. The City of Aventura is a perfect fit with Belmont Village's vision. Commercial, medical and office services are ideal surroundings for an assisted living facility ("ALF") and Belmont Village has selected 2777 NE 185th Street (the "Property") as an ideal location for a Belmont Village community.

Mixed use or commercial areas in close proximity to life services are suitable locations for ALFs in general. These locations provide the convenience of retail, office, community and medical services in close proximity to such facilities, without the associated heavy traffic often associated with commercial uses. Placing such a facility on the Property would reduce the daily traffic on the roadway from the office building already approved on the subject Property. Therefore, our client proposes to amend the City of Aventura code to allow for assisted living facilities as a conditional use in the B2 district.

Pursuant to City of Aventura Code Section 31-144(c)(2), all uses permitted in the CF District are conditional uses under the City of Aventura Code. An Assisted Living Facility is a conditional use under the CF District rather than a use permitted as of right under the CF

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district. It is our understanding that historic city interpretations have determined that only those uses that are permitted as of right in the CF district, as opposed to the CF permitted and conditional uses, are permitted as conditional uses in the B2 District. Therefore, an assisted living facility would need to be specifically delineated under section 31-144(c)(2) under the code as a conditional use in the B2 District, similar to conditional uses in the CF District, in order to authorize consideration of such use.

The City Commission at its recent workshop approved for consideration the location of hotels in the RMF4 district. Hotels are generally considered a commercial use and ALFs are often considered a residential-type use. The City Code under section 31-144(c)(5)(b) contains a provision to protect the intrusion of commercial uses into residential districts that limits the portion of the building or structure directly adjacent to and within 200 feet of a residential zone to a height limit of one foot for every two feet in distance from the residential zoned plot, with a minimum of 25 feet. This provision does not apply to residential structures adjacent to residential structures. Therefore, if an ALF is being developed on a B2 parcel, our client proposes that the ALF be treated similar to other residential facilities and not subject to the two to one height restriction of 31-144(c)(5)(b). This is especially true where a commercial use, such as a hotel, is proposed on an adjacent RMF4 property. Therefore, as part of the code amendment, our client requests that the two to one height provision not apply to ALFs as the purpose of separating commercial from residential structures is not served.

Based on the foregoing, we respectfully request to be placed on the City Workshop for consideration of modifications to the B2 District to allow ALFs as conditional uses without the spacing requirements generally applicable to commercial uses.

Thank you for your review of the foregoing. Should you have any questions, please do not hesitate to contact me at (305) 350-2351.

Very truly yours,


Brian S. Adler

BSA/ebf



301 South Bronough Street • Suite 300 • P. O. Box 1757 • Tallahassee, FL 32302-1757 • (850) 222-9684 • Fax (850) 222-3806 • www.floridaleagueofcities.com

TO: Municipal Key Official

FROM: Michael Sittig, Executive Director

DATE: May 7, 2018

SUBJECT: 92nd Annual FLC Conference
VOTING DELEGATE INFORMATION
August 16-18, 2018 – The Diplomat Beach Resort, Hollywood

RECEIVED

MAY 10 2018

The Florida League of Cities' Annual Conference will be held at The Diplomat Beach Resort, Hollywood, Florida on August 16-18. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2017.

Conference registration materials will be sent to each municipality in the month of June. Materials will also be posted on-line. Call us if you need additional copies.

If you have any questions on voting delegates, please call Gail Dennard at the League (850) 701-3619 or (800) 616-1513, extension 3619. **Voting delegate forms must be received by the League no later than August 10, 2018.**

Attachments: Form Designating Voting Delegate

President Gil Ziffer, Commissioner Tallahassee

First Vice President Leo E. Longworth, Vice Mayor Bartow • Second Vice President Isaac Salver, Councilman Bay Harbor Islands
Executive Director Michael Sittig • General Counsel Craig Conn

**92nd Annual Conference
Florida League of Cities, Inc.
August 16-18, 2018
Hollywood, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Gail Dennard
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax to Gail Dennard at (850) 222-3806 or email gdennard@flcities.com

CITY OF AVENTURA
OFFICE OF THE CITY COMMISSION
MEMORANDUM

TO: Joanne Carr, AICP, Interim City Manager
FROM: Commissioner Howard Weinberg
DATE: July 13, 2018
SUBJECT: **Request for Larger City Lapel Pins**

Please place an item on the July 19, 2018 Workshop Meeting Agenda requesting larger City lapel pins. The current pins are 3/4" in size.

Thank you.

/elh

Per your request to the prior City Manager for larger lapel pins, please see the attached information.

For your information, the minimum order would be 150 pieces.
If under 150 pieces, then the cost would be \$1.25 additional per pin.

Please let me know if you would like to place this item on the July 19th Workshop Agenda for approval.

Thank you!

Ellisa L. Horvath, MMC
City Clerk
City of Aventura
19200 West Country Club Drive
Aventura, Florida 33180
ehorvath@cityofaventura.com
www.cityofaventura.com
Office: 305-466-8901





3/4"
your pin now



1"
\$3.95 each



1 1/4"
4.25 each

